



2 The Mariners, Marine Close

A well presented two bedroom maisonette situated just one road back from the sea.



- ▶ **Sea Views**
- ▶ **Two Double Bedrooms**
- ▶ **Open Plan Living Accommodation**
- ▶ **Sought After Location**
- ▶ **Both Bedrooms with En Suite**
- ▶ **Allocated Parking**

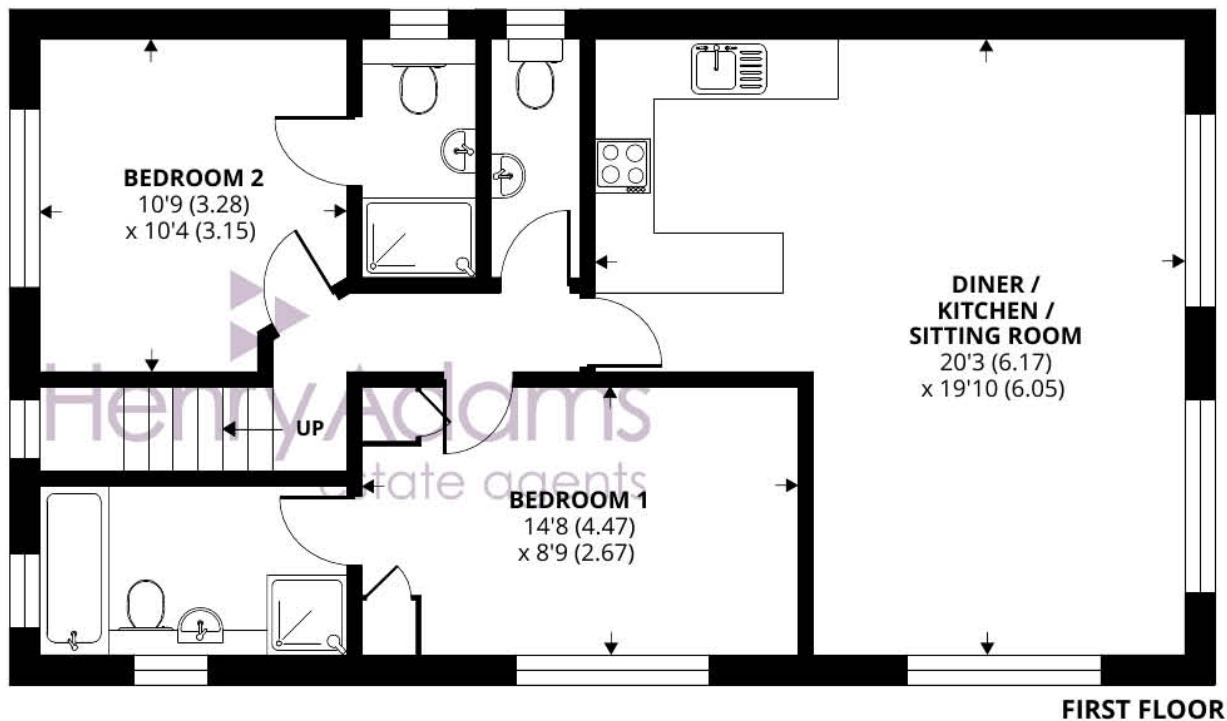
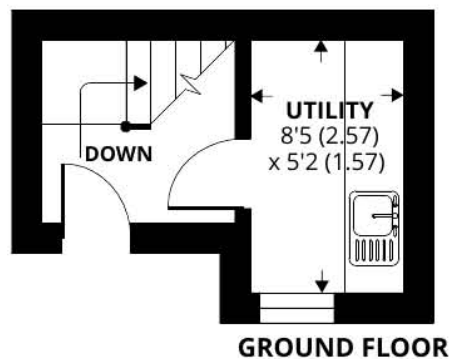
Situated just one road back from the beach, this well-presented maisonette offers light and spacious accommodation, perfect for coastal living.

The property has its own private entrance, leading into a welcoming hallway. To the right is a utility room with built-in laundry appliances for added convenience. Stairs from the hall lead to the main living space, which features an open-plan reception area with a lounge, dining space, and a contemporary kitchen with an integrated dishwasher. Large south- and west-facing windows fill the room with natural light and offer lovely sea views, creating a bright and relaxing environment.

There are two generously sized double bedrooms, both providing a calm and private space to enjoy. Each bedroom has its own en suite facilities, adding to the sense of comfort and practicality. A guest cloakroom completes the accommodation.

The property also benefits from an allocated off-road parking space, offering convenience in this desirable seaside location.





Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated within walking distance from the beach, within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kitesurfers and Windsurfers. The village nearby (at East Wittering) offers a range of local facilities including: infants/junior school, GP's surgery, dentist, library, 2 mini supermarkets and a range of quality independent shops. There is also a regular bus service to Chichester with its wide range of shops, cinemas, restaurants, Festival Theatre and main line railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.

FAQs

125 year lease as of 1st January 2007

Ground Rent - £200pa Service Charge TBC (New Management)

Chichester District Council Tax Band B £1,733.61

