



Flat 2, The Mariners, 22 Marine Close

Guide Price £400,000

Flat 2

The Mariners, Chichester

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.

Tenant currently in situ, exchange and completion cannot take place until 14th October 2025 at the earliest

125 year lease as of 1st January 2007

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

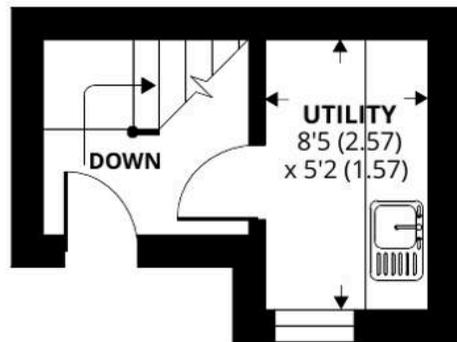
Chichester District Council Tax Band B £1,733.61

Council Tax band: B £1817.15 2025/26

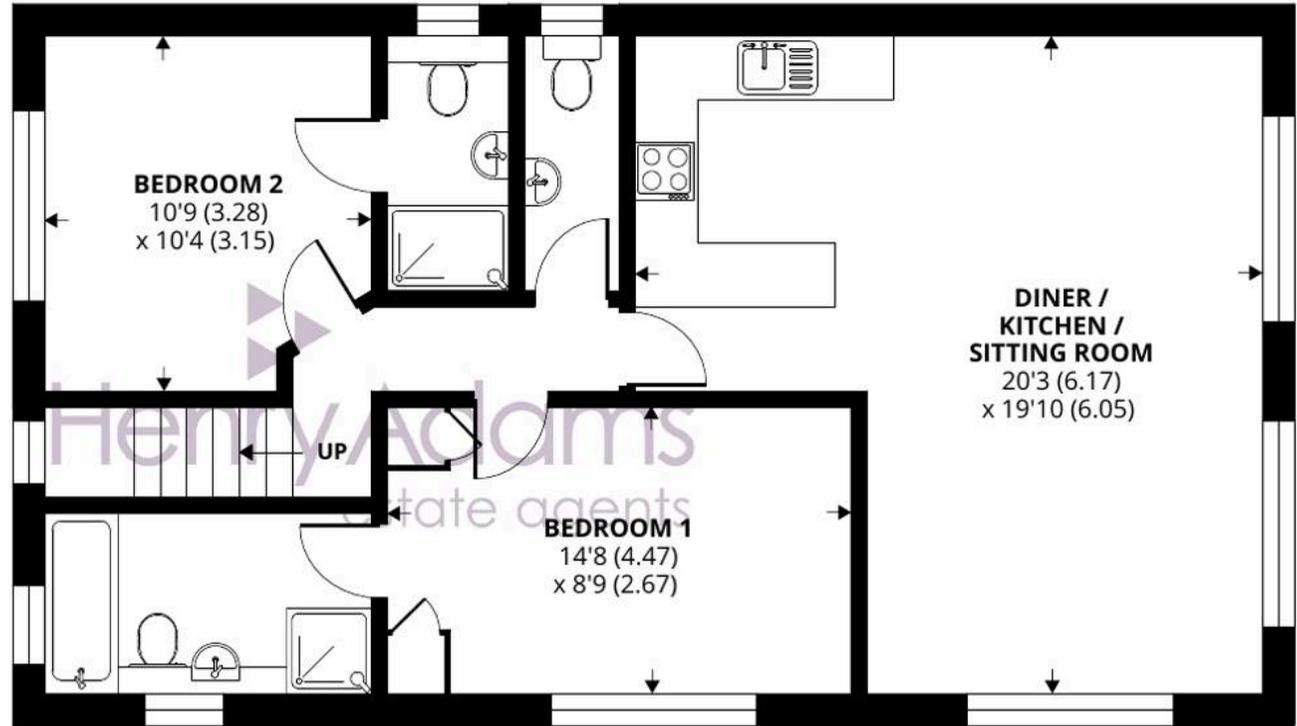
Tenure: Leasehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR

Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale





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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.