





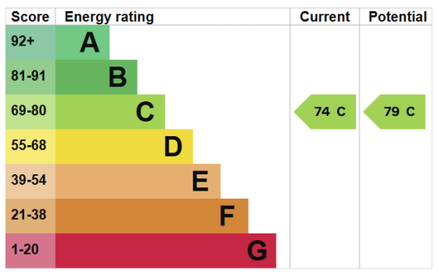






Book a Viewing

Call: 01243 861344
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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

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Offers Over

£310,000

Leasehold

Flat 2 The Mariners, 22 Marine Close, West Wittering, PO20 8HG



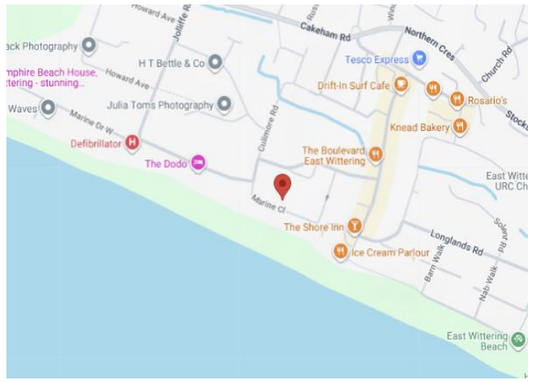






- **Split level apartment**
- **2 Double bedrooms**
- **Spacious living area**
- **Allocated parking**
- **Seaside location**





Accommodation

Kitchen/Living area - 6.16m x 6.05m (20'2" x 19'10")
Bedroom 1 - 3.14m x 3.27m (10'3" x 10'8")
Bedroom 2 - 2.65m x 3.52m (8'8" x 11'6")
Ensuite - 1.77m x 3.25m (5'9" x 10'7")
Bathroom - 2.41m x 1.18m (7'10" x 3'10")
Utility Room - 2.58m x 2.1m (8'5" x 6'10")

Lease Information
The seller informs us that there are 117 years left on the lease, the current maintenance charge is £1,698 per annum and the current Ground Rent is £200 per annum. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

What the agent says... “”

Nestled in one of the most sought-after positions in the beautiful Witterings, this exceptional two-bedroom coastal home offers the perfect blend of modern living and breathtaking seaside surroundings.
Set back from the seafront yet enjoying direct sea views, the property is just moments from the beach, providing an idyllic setting for both permanent residence and weekend escapes.
The heart of the home is the impressive open-plan living space, where full width windows flood the room with natural light while perfectly framing the stunning coastal outlook. The contemporary kitchen is thoughtfully designed and fitted with integrated appliances including a dishwasher, oven and hob, creating a stylish and practical space for everyday living and entertaining.
Arranged over two floors, the accommodation is both spacious and well-planned. The upper floor comprises two generous double bedrooms, each benefiting from its own large en-suite bathroom, offering comfort and privacy for residents and guests alike. On the ground floor, a useful utility room provides excellent storage and houses the white goods, helping to keep the main living areas clutter-free.
Further benefits include a substantial fully boarded attic space, allocated parking, and a private entrance.
Combining spectacular sea views, abundant natural light, modern finishes and an enviable beachside location, this is a rare opportunity to acquire a wonderful home or luxurious seaside retreat in one of the South Coast's most desirable destinations.

Material Information:

Council Tax: Chichester District Council Band B
Property Type: Ground/First Floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: Yes

Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 16/06/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	56 mbps	11 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Unlikely	Unlikely	Variable	Variable
Vodafone	Unlikely	Unlikely	Variable	Variable

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

