





16 Marine Drive West

West Wittering, Chichester

A recently renovated four-bedroom detached house situated in a sought-after sea-fronted road.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-bedroom detached house
- Open-plan kitchen/dining room
- Utility room
- Sitting room
- Family bathroom upstairs and en suite shower room downstairs
- Garage and off-road parking
- Good-sized garden
- Completely renovated
- Sought-after private sea-fronted road
- Walking distance of East Wittering village centre
- Planning permission granted Ref 21/03142/DOM

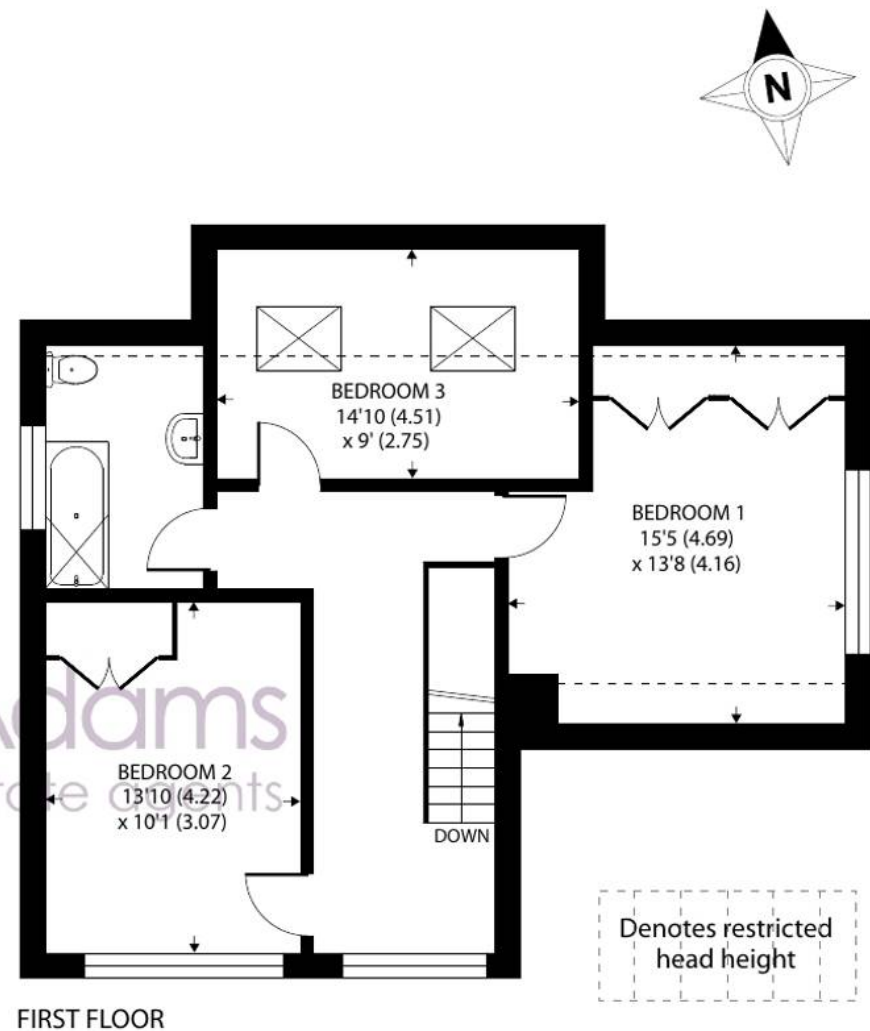
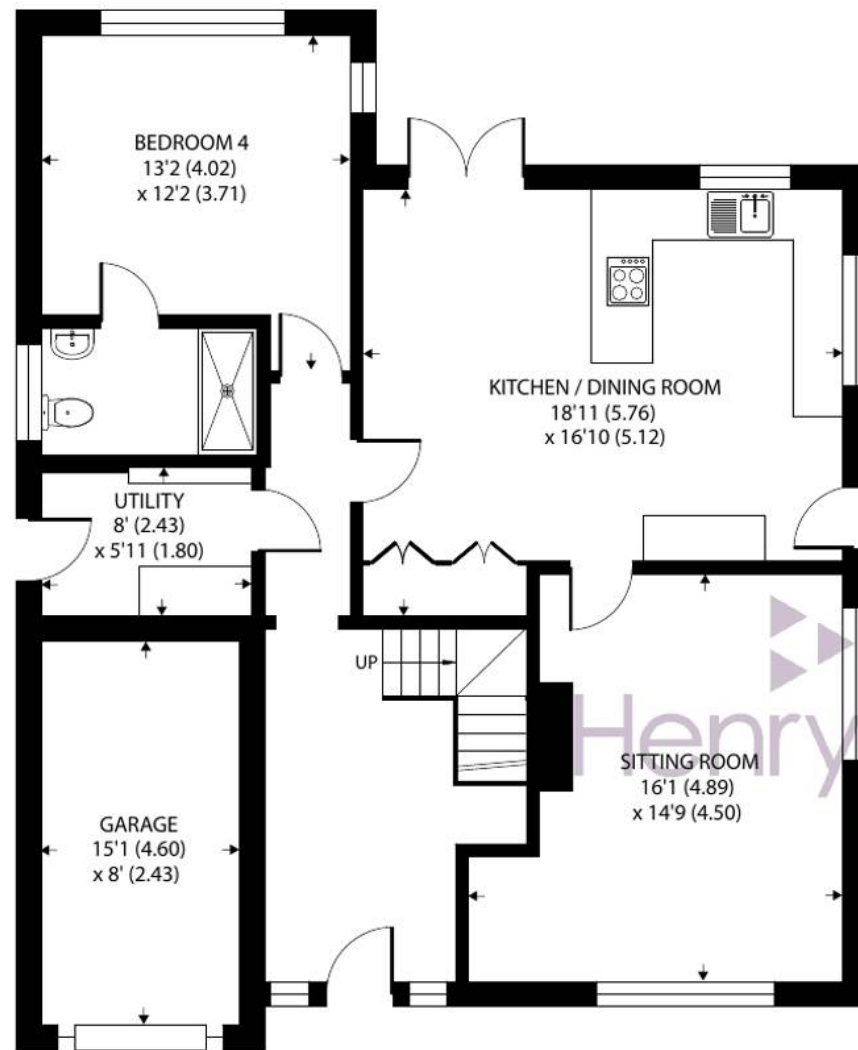
Situated one row back from the seafront within the parish of West Wittering, some 7 miles to the south-west of Chichester. The beaches in the Witterings enjoy views towards the Isle of Wight and are popular with Kite surfers and Windsurfers. The village nearby (at East Wittering) offers a range of local 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, restaurants, Festival Theatre and main line railway station. The world famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.











16 Marine Drive West, West Wittering, Chichester

Approximate Area = 1525 sq ft / 141.6 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1732 sq ft / 160.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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West Wittering, Chichester

A beautifully presented and generously proportioned four-bedroom family home, ideally situated in a sought-after coastal location just one row back from the seafront.

Offering versatile accommodation, this well-designed property perfectly balances open-plan living with more traditional spaces. The heart of the home is the impressive kitchen/dining room, providing a superb space for both everyday family life and entertaining, with direct access to the garden. There is a spacious sitting room to the front while a separate utility room and integral garage add practicality.

A particular feature of the ground floor is the fourth bedroom, positioned alongside a modern shower room, making it ideal for guests, multi-generational living, or use as a home office.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom, all served by a contemporary family bathroom.

Externally, the home benefits from driveway parking and an integral garage, with further potential for conversion (subject to the necessary consents). The rear garden is a good size and is mainly laid to lawn.

This is a fantastic opportunity to acquire a flexible and well-appointed home in a desirable setting, perfectly suited to modern family living or those seeking a home by the coast.

There is planning permission now lapsed. Ref: 21/03142/DOM



Henry Adams – East Wittering

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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.