

Clarkes

Service you deserve. People you trust.

Asking Price

£350,000

Share of Freehold

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



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

<http://www.clarkesestates.co.uk>

01243 861344



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

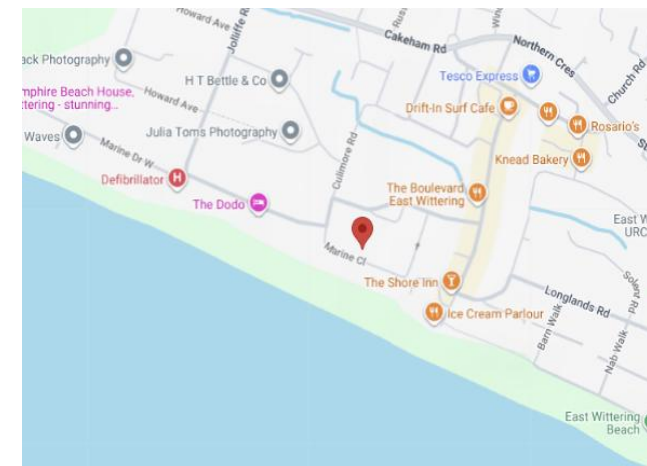


Accommodation

- 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 and is offered with a one fifth share of the Freehold, 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... “,, Material Information:

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.

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

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.

