





# 14 Marine Drive West

West Wittering, Chichester

Council Tax band: F - £3,374.70 - 2025/26

Tenure: Freehold

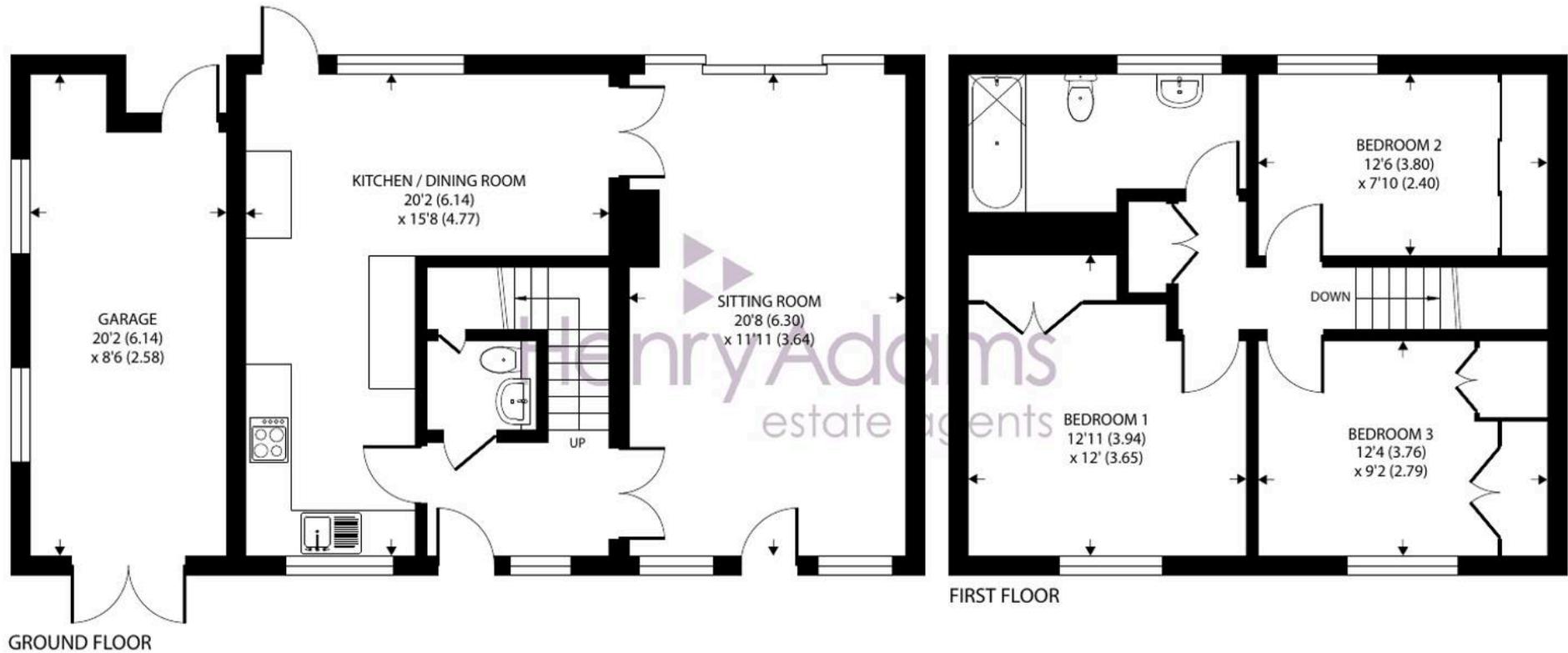
EPC Energy Efficiency Rating: D

- Three-Bedroom Detached House
- Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Integral Garage & Off Road Parking for Several Vehicles
- Situated in a Sought-After Sea-Fronted Road in West Wittering
- Good-Sized Rear Garden
- Potential to Extend Subject to Planning Permission
- Recently Fitted Double Glazing Throughout the Ground Floor
- No Forward Chain

Situated in a sea-fronted road 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 nearby village of 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, cinema, restaurants, Festival Theatre and mainline railway station. The world-famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.







Approximate Area = 1102 sq ft / 102.3 sq m (excludes garage)

Garage = 162 sq ft / 15 sq m

Total = 1264 sq ft / 117.3 sq m

For identification only - Not to scale







## 14 Marine Drive West

West Wittering, Chichester

Set in the heart of the popular seaside village of West Wittering, this three-bedroom detached house is situated in a sought-after private sea-fronted road. This property offers great potential for expansion subject to obtaining the necessary planning permissions.

It comprises a convenient downstairs cloakroom, a bright and airy kitchen/dining room and sitting room, both overlooking a generous rear garden plus an integral garage and driveway providing off-road parking for several vehicles.

Upstairs, there are sea glimpses and the home features three well-proportioned bedrooms. The main bedroom is bright and spacious, with a balcony and ample room for storage. A modern family bathroom completes the upper floor. This property is ideal for families or those looking for a peaceful retreat by the sea.

With no forward chain, this property presents a rare opportunity to create your dream coastal home in one of the most coveted locations.



## 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