





Flat 21

Sandpiper Court Cormorant Way, Chichester

Spacious ground floor apartment near the beach with private entrance, patio, two double bedrooms, allocated parking and no forward chain. Ideal as a main home or investment opportunity.

A spacious ground floor apartment situated just moments from the beach, offered with no forward chain and the added benefit of allocated parking. Located within the highly regarded Sandpiper Court development, this well-maintained two-bedroom apartment enjoys a prime position within easy walking distance of the seafront.

The property benefits from its own private entrance and offers well-proportioned accommodation throughout. The generous sitting/dining room features a pleasant outlook over the landscaped communal gardens, with patio doors providing access to a private seating area. The adjacent kitchen is fitted with ample storage units and is equipped with a cooker, washing machine and tumble dryer.

There are two double bedrooms, both benefiting from fitted mirrored wardrobes, in addition to a modern, adapted shower room. Further storage is provided by an airing cupboard and a large hallway cupboard.

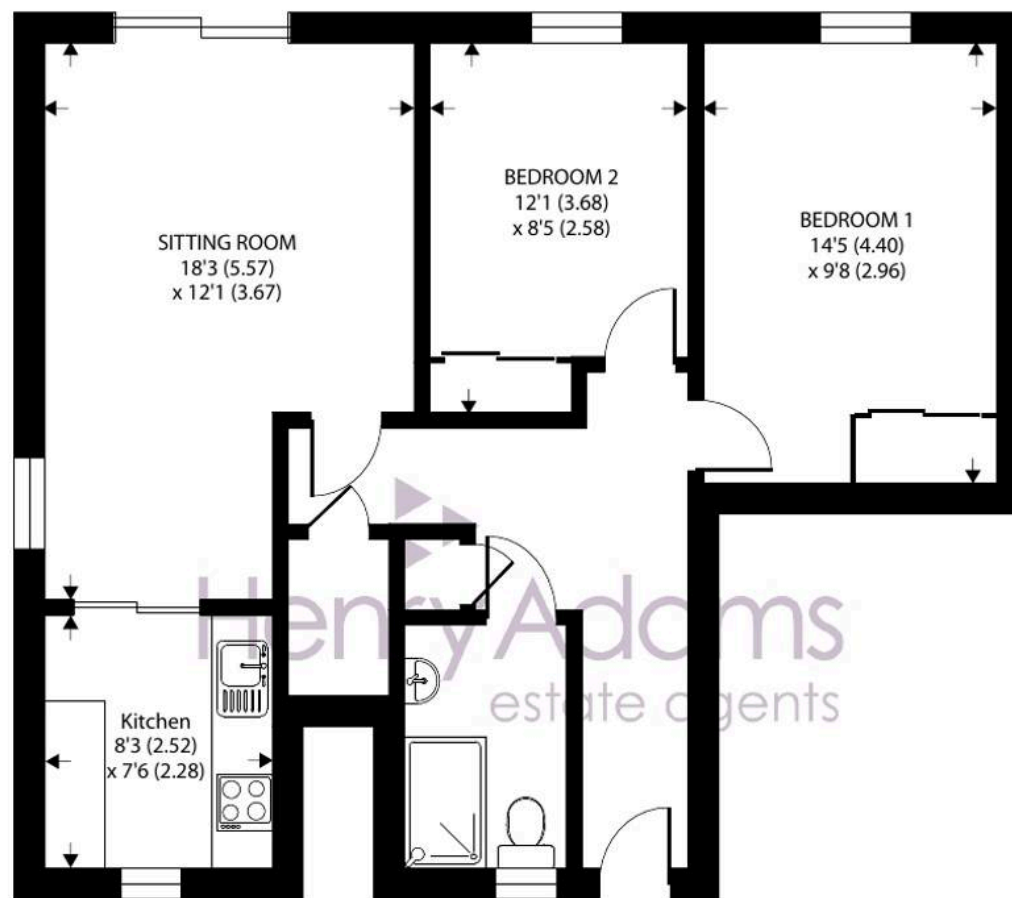
Externally, the apartment enjoys a private patio area as well as access to the attractive communal gardens shared by residents. An allocated car barn is included, along with additional visitor parking nearby.

Share of freehold: 999 year lease from March 1986

Service charge: £688.70 paid twice a year





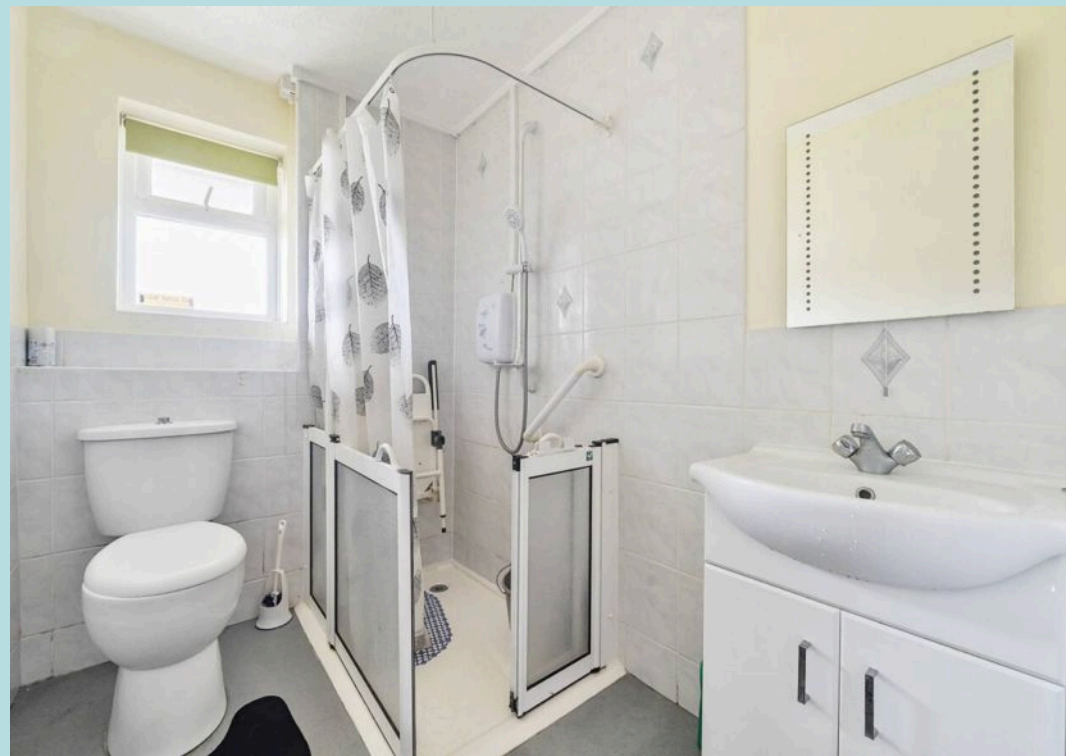


GROUND FLOOR

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale







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Chichester District Council Tax band: C £2080.97

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Ground floor apartment
- Private front entrance
- Two double bedrooms
- Adapted shower room
- Spacious sitting/dining room
- Fitted kitchen with appliances
- Private patio area
- Landscaped communal gardens
- Allocated car barn
- No forward chain

East Wittering is a popular seaside village on the West Sussex coast, offering a fantastic mix of local shops, cafés, restaurants and essential services, all centred around a strong sense of community. The beach is just moments away and ideal for walking, swimming, paddleboarding and enjoying the outdoors. Nearby Chichester Harbour is a designated Area of Outstanding Natural Beauty, perfect for sailing and coastal walks. Just seven miles away, Chichester offers extensive shopping, cultural attractions and rail links to London, making East Wittering a well-connected yet peaceful place to live or invest.



Henry Adams – East Wittering

Henry Adams LLP, 14 Shore Road, East Wittering – PO20 8DZ

01243 672721 • eastwittering@henryadams.co.uk • www.henryadams.co.uk/

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