





# Flat 24

Seagate Court Shore Road, Chichester

A beautiful sea front apartment with communal gardens and garage.

Council Tax band: TBC

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Two bedroom second floor apartment
- On the seafront with views
- Refurbished throughout
- Open plan kitchen/sitting/dining room
- Close to East Wittering village centre
- Communal gardens and garage
- Balcony
- Secure communal entrance door
- Garage
- No forward chain

## Location

Situated on the sea front in the coastal Village of East Wittering, some 7 miles to the south-west of the City of Chichester. The beach enjoys views towards the Isle of Wight and is popular with windsurfers. The village offers a range of facilities including: infants/junior school, GP surgery, chemist, dentist, library and a range of quality, independent shops. There is also a regular bus service to Chichester which offers a full range of shops, leisure facilities, cinemas, restaurants, Festival Theatre and main line railway station. The world- famous Goodwood Racecourse and Motor Circuit are some 3 miles beyond Chichester.







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This beautifully presented second-floor apartment offers a comfortable and practical layout, ideal for modern living.

The property features a spacious open-plan kitchen/sitting room/dining room with direct access to a private balcony with sea views, providing a bright and airy living space perfect for relaxing or entertaining.

The modern kitchen has in-built appliances and is well-proportioned for everyday use. There are two bedrooms, including a generous principal bedroom with built-in storage, and a second bedroom suitable as a guest room, home office, or nursery.

A well-appointed bathroom and additional storage cupboards complete the internal accommodation. The property benefits from a clear and efficient layout, making excellent use of space throughout.

Ideally positioned on the seafront, the apartment enjoys a highly desirable location just a short distance from the amenities of East Wittering village, including shops, cafes, and local services. This combination of coastal setting and convenience makes the property particularly attractive to first-time buyers, those looking to downsize, or investors seeking a desirable seaside home.

Offered with no forward chain.



## Henry Adams – East Wittering

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