





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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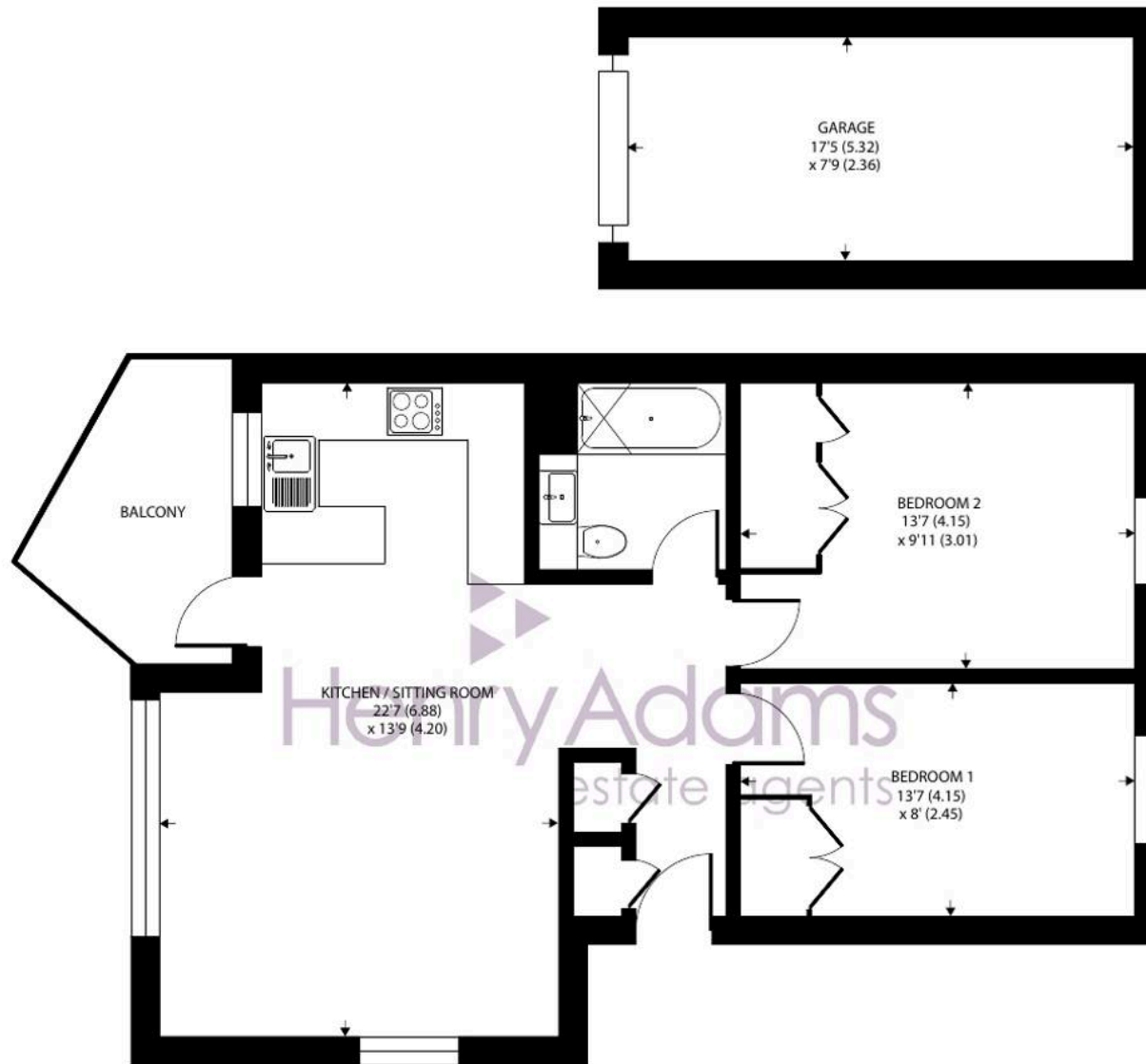
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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FIRST FLOOR

Flat 24, Seagate Court, Shore Road, East Wittering, Chichester

Approximate Area = 643 sq ft / 59.7 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 778 sq ft / 72.2 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). © n1checom 2026. Produced for Henry Adams. REF: 1452164



Flat 24

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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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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.