





Flat 7

Sandlands Court Stocks Lane, Chichester

Stylish 2-bed apartment in the heart of East Wittering village, featuring open-plan living, sleek kitchen, 2 covered balconies with sea glimpses, en-suite, parking – ideal home or coastal retreat.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

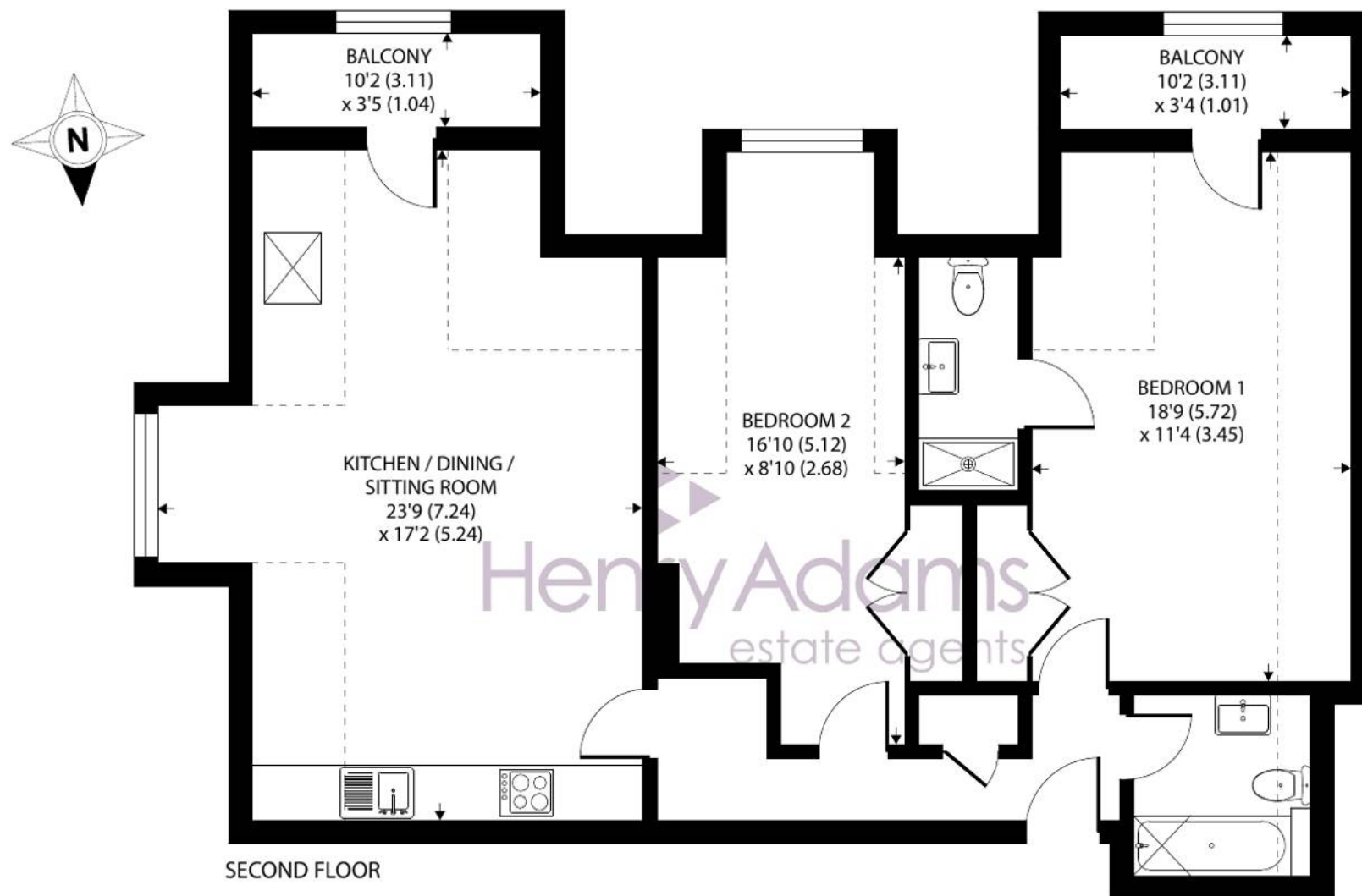
EPC Environmental Impact Rating: B

- Heart of East Wittering village
- Sleek kitchen with appliances
- Bright open-plan living space
- Principal bedroom with en-suite
- Built-in wardrobes and storage
- Contemporary family bathroom suite
- Two covered private balconies
- Sea glimpses from both balconies
- Allocated off-road parking space
- No Forward Chain

Located in the heart of East Wittering, this property is perfectly positioned to enjoy everything the village has to offer. Just a 5-minute walk away, you'll find a great selection of independent shops, including a post office, greengrocers, butchers, gift shops, cafés, and restaurants. Excellent bus links provide easy access to Chichester and the surrounding area. The beautiful East Wittering beach is also just a 10-minute stroll from the property, making it ideal for seaside walks, swimming, watersports, or simply relaxing by the coast. Combining village convenience with coastal living, this is a fantastic location for both holidays and year-round enjoyment. office, greengrocers, butchers, gift shops, cafés, and restaurants. Excellent bus links provide easy access to Chichester and the surrounding area.







Flat 7, Sandlands Court, Stocks Lane, East Wittering, Chichester

Approximate Area = 687 sq ft / 63.8 sq m
 Limited Use Area(s) = 211 sq ft / 19.6 sq m
 Total = 898 sq ft / 83.4 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). © nichecom 2025.
 Produced for Henry Adams. REF: 1342312





Flat 7

Sandlands Court Stocks Lane, Chichester

Henry Adams is delighted to offer this beautifully presented second-floor apartment which is perfectly positioned in the heart of East Wittering village, with everything you need just moments away, from shops and cafés to the beach itself. Combining modern style with everyday practicality, it is an ideal choice whether you're looking for a full-time home or an easy 'lock-up-and-leave' by the coast. From the outset, the property impresses with its modern exterior and the convenience of allocated parking.

Inside, the apartment is bright and spacious, with an open-plan living area finished in hardwood flooring and flooded with natural light from the large bay window and glass door features. The sleek kitchen is fitted with integrated appliances and a striking statement splashback, making it both stylish and functional. The living and dining space flows effortlessly onto a private, covered balcony where you can relax and enjoy glimpses of the sea in comfort, whatever the weather.

There are two generous double bedrooms, both with built-in wardrobes and calming neutral décor. The principal bedroom enjoys its own modern en-suite shower room and a second covered balcony, while the family bathroom features a shower over bath with a sleek glass shower screen.

With its thoughtful layout, stylish finish, and the bonus of sea glimpses from the covered balconies, this property works equally well as a main residence or as a weekend home, perfect for those wanting to embrace a relaxed coastal lifestyle with the convenience of village living.



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 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.