



1 Elmstead Park Road

West Wittering, Chichester, West Sussex PO20 8NQ

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





1 Emlstead Park Road

West Wittering, Chichester, West Sussex

An individually designed detached bungalow, on a corner plot, with spacious accommodation and 4 bedrooms, set in lovely gardens with south and west aspects, well located in the heart of this highly desirable coastal village, within easy reach of the sailing club and outstanding sandy beach.

THE PROPERTY

4 Bedrooms
(one with en-suite Wet Room/WC)
Entrance Hall, Cloakroom/WC
Bathroom/WC
Kitchen and Utility Room
Breakfast Room
Large Sitting/Dinning Room and fireplace

OUTSIDE

Own driveway with parking area
for a number of vehicles
Double garage
Summer House, Two separate side entrance
Beautifully landscaped gardens & grounds,
Southern & Westerly aspects
In all set in about 0.18 acres

**Wonderful countryside walks nearby
within easy reach of the Sailing club and Sandy beach**

THE PROPERTY

1 Elmstead Park Road is an individually designed detached bungalow, set on prominent corner plot with delightful well cared for landscaped gardens with south and west aspects. The property has been in the same ownership since new, when built nearly 50 years ago. The property is approached from sweeping curved driveway flank by neatly kept lawns.

Upon entering the property there is an L-shaped entrance hall with a cloakroom/wc. A door opens into the impressive spacious L- shaped sitting/dining room, which has delightful views over the tranquil rear garden, which is accessed from patio doors in the dining area and a further door in the sitting area. The kitchen has range of wall and base units with worktops, sink and eye level oven and electric hob, this room is open plan to a utility room with a range of units, sink and worktops and space for a washing machine and there is a wall mounted gas fired boiler and a door opens into the breakfast room with door to the side entrance, all of which has further potential.

The large principal bedroom has superb garden views and a door leading out to the rear garden and there is an ensuite dressing area and 'Jack and Jill' wet room/wc, with a door leading into the breakfast room. There are two further double bedrooms and a single bedroom, all of which have easy access to the main bathroom/wc. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout, with south and west aspects.

Wonderful country walks nearby and about a mile to the sandy beach and sailing club











WEST WITTERING

West Wittering is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established Sailing club. West Wittering has a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant called The Witterings, and a small cafe. There is large cafe/restaurant close to the beachfront. St Peter and St Paul's Parish Church is located in the heart of the village. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery and excellent shopping centre, which has a wide variety of independent shops, a choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. There is an established private leisure club Harbour Way country club (currently due to be redesigned and reopen Summer 2023), located about two miles north of West Wittering village and nearby Itchenor village, also has an established Sailing club and two pub/restaurants nearby at The Lamb and The Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.

The historic city of Chichester was founded by the Romans during the first century AD and has a fascinating history with a number of archaeological remains from the Roman Conquest, including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. Many of the buildings in the city date from the Georgian and Victorian eras. The City has a number of beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington, beyond which there are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby football club. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

GARDENS & GROUNDS

1 Elmstead Park Road is situated on a prominent corner plot within easy walking distance to nearby wonderful open farmland, about a mile from the Sailing club and a short walk to the beach. The property is set well back on its plot with a drive providing plenty of parking space for a number of vehicles leading to a double width garage, which has a door to the rear garden and remotely operated main door. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds and an interesting variety of shrubs. There is a private "sun trap" patio area with a timber summer house and a well kept expanse of lawn, which has delightful south and west facing aspects.

Prominent corner plot, in all about 0.18 acres



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and vessels, about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

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Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft

Double Garage = 28.7 sq m / 309 sq ft

Total = 162 sq m / 1744 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Wonderful Sailing and Scenery



Chichester Marina



1 Elmstead Park Road

COMMUNICATION TRAVEL LINKS

Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick via A27/A24 (48miles). Southampton International airport (38miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe. Distances are approximate and times may change.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: E Year 2022/23 £2,397.23

EPC Rating: D

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

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West Wittering miles of sandy beach nearby

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