



# Wittering Sands

21 Elmstead Park Road, West Wittering, Chichester, West Sussex PO20 8NQ

**Michael  
Cornish**

PROPERTY SALES & ACQUISITIONS





Wonderful sandy beach



West Wittering

# Wittering Sands

West Wittering, Chichester, West Sussex

An individually designed beautifully presented detached house on a generous plot, with spacious accommodation, 3 bedrooms, 3 shower room and set in lovely gardens with a westerly rear aspect, well located in the heart of this highly desirable coastal village, within easy reach of the sailing club and outstanding sandy beach.

## THE PROPERTY

3 Bedrooms  
3 Shower Room/WC's (2 en-suite)  
including Study/Bedroom 3  
Entrance Hall open plan to  
Sitting Room with wood burning stove  
and Large Kitchen/Dining room

## OUTSIDE

Own long driveway with parking  
area for 4 or 5 vehicles  
Studio/Summerhouse  
Separate side entrance  
Beautifully landscaped gardens & grounds,  
Westerly rear aspect

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

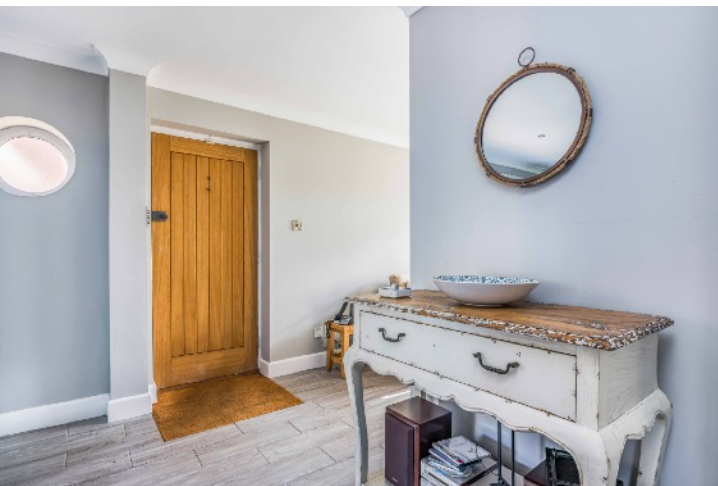
## THE PROPERTY

Wittering Sands was the subject of full renovation during 2012, which included a new internal layout without the removal of structural walls, to form this fabulous three bedroom, three shower room detached family home with two living areas and a superb open plan kitchen. The garage was also converted into extra living space which benefits from a split AC unit as does the living area of the main house, with an internet cable also brought in with a separate TV aerial. It is understood the whole property was rewired and re-plumbed since 2012, and now benefits from a Valliant Gas fired boiler. In addition, there is Amtico wood strip effect flooring to the Study/Bedroom 3 and the whole of the first floor including the laundry room on the first floor. The main bedroom benefits from built in Neville Johnson quality wardrobes with a dry lined eaves storage, which is also located off the laundry room with access to the concealed cisterns in the eaves from both bedrooms. The kitchen has an excellent bespoke designed range of mainly hand painted units with a white stone surface and upstand with a Double Oven Rangemaster with a five ring gas hob and black extractor hood above with a built in Neff Microwave oven and dishwasher.

The whole property has low voltage lighting, UPVC double glazed windows and doors, facias, soffits, gutters and down pipes. The external facades were changed from tiles to boarding for longevity. The open plan ground floor has a ceramic tiled floor with a wood strip effect with a 1930's solid oak gate post that was restored as a mantle above the wood burner stove with a limestone base. The property now benefits from a fibre optic communication line bringing in high speed connection and outside offers a gavelled forecourt for 4 to 5 cars with a pergola over the main drive with an Indian sand stone terrace across the rear width of the property. During the last 12 months, the property now also benefits from new fencing to the left and right hand side boundaries and afford an excellent degree of privacy with a sunny southerly and west aspect.











### **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. There is a vibrant friendly community with a variety of local shops providing the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, pub/restaurant The Witterings, and The Landing cafe. St Peter and St Paul's Parish Church is located in the heart of the village and there is Primary School. There is large cafe/restaurant close to the beachfront. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre, Dental Surgery and excellent shopping centre with a wide variety of independent shops, a choice of cafes, restaurants and larger stores including the Co-op and Tesco supermarkets. Located about two miles north of West Wittering village and nearby Itchenor village, which 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.

### **CHICHESTER**

West Wittering is about 8 miles south of the city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. 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 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, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.



## GARDENS & GROUNDS

Wittering Sands is situated on a generous 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 the main entrance door and a side gate to the rear garden. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with flower beds and an interesting variety of shrubs and small trees. There is a private "sun trap" patio area with a brick built studio/summer house and a well kept expanse of lawn, which has a delightful west facing aspect.



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Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft

Outbuilding = 17.6 sq m / 189 sq ft

Total = 150 sq m / 1614 sq ft



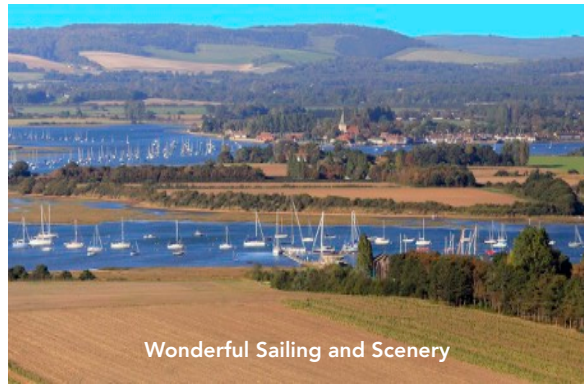
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Wonderful Sailing and Scenery



Chichester Marina



### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities 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 and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.

### 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 2023/24 £2,596.96

**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

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