



Chenies, West Wittering nr sandy beach

Seaward Drive, West Wittering, Chichester, West Sussex PO20 8AB

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

4 Double Bedrooms
3 Bathrooms (2 en-suite)
Spacious Landing
Entrance Hall, Cloakroom/WC
Kitchen/Dining/Family Room
and Utility Room
Large Sitting with fireplace
Garden Room

OUTSIDE

Gated driveway with extensive parking area
for a number of vehicles and dinghy/small boat
Double garage, Garden Studio
Beautifully landscaped secluded gardens & grounds
Past Planning consent for Swimming Pool
CDC planning Ref: WW/15/00784/DOM
South & Westerly aspects
Set in about 0.4 acres

**Wonderful countryside nearby within reach of the Sailing club
and an easy walk to the Sandy beach**

Chenies

West Wittering, Chichester, West Sussex

A stunning and superbly appointed individually designed detached house of immense charm and character with contemporary features and spacious accommodation including; 4 double bedrooms, 3 bathrooms and a stunning kitchen/dining/family room, set in lovely secluded gardens with south and west aspects and past planning consent for a swimming pool, in all set in about 0.4 acres. Located in a private road in the heart of this highly desirable coastal village, within an easy walk to the amazing sandy beach.



THE PROPERTY

This beautifully presented and superbly appointed individually designed detached house of character was originally built in about 1928 and extended in recent years and modernised to an excellent standard. Upon entering the property there is a long entrance hall with a cloakroom/wc. The impressive sitting room has a fireplace with a wood burning stove, and a door leads out to a "sun trap" sheltered patio area with delightful tranquil views over the garden. A door leads into the octagonal vaulted ceiling triple aspect garden room with lovely views over the southwest aspect landscaped garden. A door from the hall leads into the stunning triple aspect kitchen/dining/family room, which has an excellent range of units and central island with a appliances including, double oven, hob, dishwasher, winer cooler fridge and an electric 3 Oven Aga and there are two sets of patio doors opening out onto the sun terrace. A door from the kitchen opens into the utility room, which has a range of units and a door into the garden. From the entrance hall a staircase leads up to the spacious landing leading to the principal bedroom with an en-suite shower room/wc and a walk-in dressing room/wardrobe. There are three further double bedrooms one with an en-suite shower room/wc and there is a family bathroom comprising: bath, wc and shower cubicle. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout, with south and west aspects.

**Wonderful countryside nearby
within easy reach of the sailing club
and only a short walk to the sandy beach**







GARDENS & GROUNDS

A notable feature of this property is the beautiful well established and cared for gardens and grounds. The house is set well back within its grounds and the driveway provides plenty of parking space for a number of vehicles leading to a double garage and space at the side for a dinghy and small boat. 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 and trees. There are three private "sun trap" patio areas capturing the sun from dawn to dusk and there is a superb timber garden studio with an open covered log store/barbecue area and beautifully well kept expanse of lawn, which has delightful south and west facing aspects. Past Planning consent for a **Swimming Pool** CDC planning Ref: WW/15/00784/DOM.

**Secluded south and west facing gardens and grounds
In all set in about 0.4 acres**



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 The Witterings, and a popular small cafe The Landing. 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 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. Located about two miles north of West Wittering the harbourside village of Itchenor also has a highly regarded and long 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

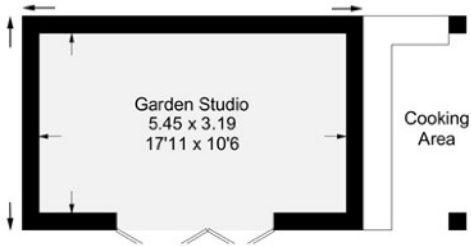
The historic city of Chichester was founded by the Romans during the first century AD and has a fascinating history with remains from the Roman Conquest, including the tall defence walls, which provide a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands at the centre of city and is understood to date from 1501. Many of the buildings in the city centre date from the Georgian and Victorian eras. There are 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 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.





Chenies, Seaward Drive, West Wittering

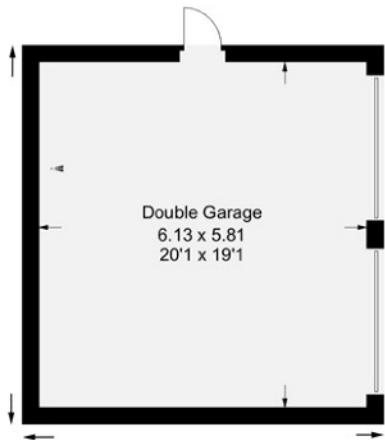
Approximate Gross Internal Area = 214.1 sq m / 2305 sq ft
 Garden Studio = 17.8 sq m / 192 sq ft
 Double Garage = 36.6 sq m / 394 sq ft
 Total = 268.5 sq m / 2891 sq ft



Ground Floor

First Floor

Outbuildings



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



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: G Year 2024/25 £3,714.89

EPC Rating: D

LOCAL AUTHORITY: Chichester Council 01243 785166

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. 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.

Brochure: 2024

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Viewing by Appointment

Michael Cornish - Chichester

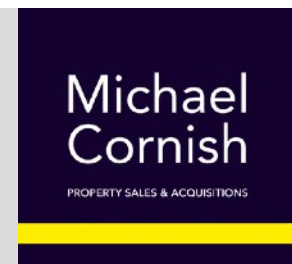
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West Wittering miles of sandy beach nearby

Michael
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