



# Mi Casa nr sandy beach

Royce Way, West Wittering, Chichester, West Sussex

**Michael  
Cornish**

PROPERTY SALES & ACQUISITIONS









# Mi Casa

Royce Way, West Wittering, West Sussex PO20 8LN

A spectacular individually designed beautifully appointed contemporary detached house comprising: 5 double bedrooms, 3 bathrooms and 2 large receptions, set in delightful secluded gardens with south and west aspects, located in the heart of a highly desirable coastal village, within an easy walk to the nearby sandy beach.



## THE PROPERTY

5 Double bedrooms  
3 Bathrooms (1 en-suite and large Dressing room)  
Galleried landing and second floor landing  
Reception hall, Cloakroom/wc  
Stunning Kitchen/Dining room/Orangery  
Large Utility/laundry room and Rear lobby  
Impressive double aspect Living room  
Double aspect Sitting room

Underfloor heating to Utility room and Orangery  
Roof Solar panels  
Remote control lighting for the driveway and outside

## OUTSIDE

Large driveway with ample parking area  
for a number of vehicles and dinghy's/small boat  
Custom Gym room, Hot Tub, Sauna room and a Summer house  
Beautifully designed secluded rear garden  
front garden with south and west aspects

**Within reach of the sailing club and sandy beach**



## THE PROPERTY

Mi Casa is a stunning substantial detached house with particularly spacious versatile accommodation and a bright and airy atmosphere throughout. Upon entering this stylish home there is a welcoming reception hall leading to a double aspect living room with a fireplace and French doors opening out to the rear garden and "sun trap" decked area of the front garden. There is a double aspect large front sitting room and a cloak room/wc. A notable feature of the house is the spectacular kitchen/dining room/orangery area with a lovely vaulted sky light roof and bi-fold doors opening out to the delightful secluded rear garden. The kitchen has a comprehensive range of units and integrated appliances including a double height fridge, dishwasher, two ovens a hob and there is a wine cooler. There is a large utility/laundry room and useful lobby with a door to the side entrance. A staircase leads up to a spacious bright galleried landing with a door leading to the principal room, which is luxuriously appointed with an extensive range of wardrobes and opens into the large dressing room and from the bedroom there is a door into a stylish en-suite bathroom. There are two further double bedrooms and a modern family bathroom and stairs rising up to the second floor, where there are two additional bedrooms and a superb shower room.

**Within easy reach of the sailing club  
and amazing sandy beach**































## 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 Church is located in the heart of the village and there is local Primary School. Adjacent to the beach 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 there is nearby Itchenor village, which 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, which 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

Mi Casa is set well back on its plot and approached through timber gates leading to a gravelled driveway with plenty of parking space for several vehicles, dinghies and a small boat. The rear garden features a raised timber edged pond, specimen trees, and pergolas with climbing plants, a timber outbuilding with glazed bi-folding doors opening to the rear terrace offers flexible-uses and is currently used as a gym, there is a separate infra-red sauna and separate sheltered hot tub. The beautifully designed well established gardens afford an high degree of privacy and the borders are mainly flanked with hedges and a variety of shrubs and trees, with "sun trap" paved, decked and neat level lawned areas that follow the sun from sunrise to sunset.

**Stunning beautifully landscaped secluded rear garden and front garden with south west aspect**















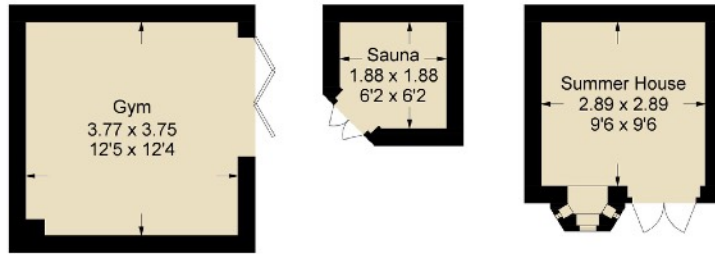


# Mi Casa, Royce Way, West Wittering

Approximate Gross Internal Area = 296.7 sq m / 3194 sq ft

Outbuildings = 26.8 sq m / 288 sq ft

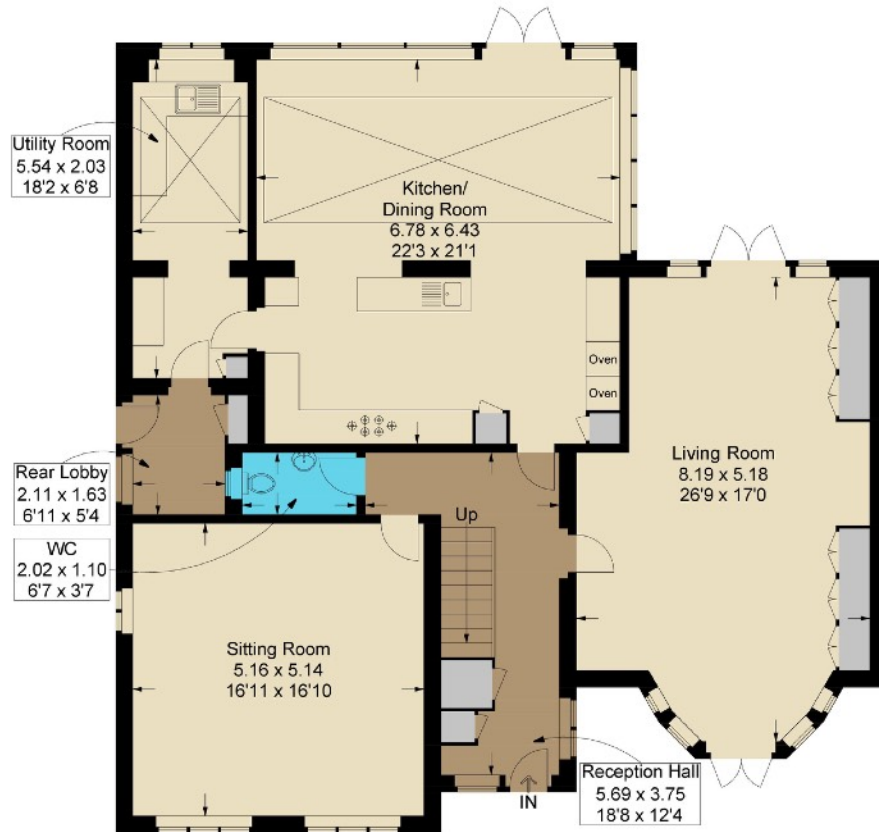
Total = 323.5 sq m / 3482 sq ft



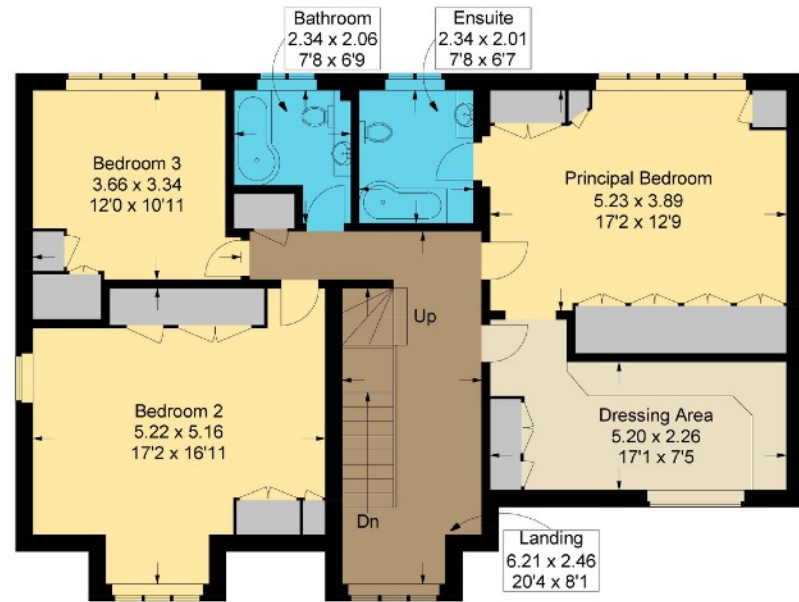
Outbuildings



Second Floor



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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 at Chichester



Chichester Marina



### COMMUNICATION TRAVEL LINKS

Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). 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), 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:** C

**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

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West Wittering miles of sandy beach nearby

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