



Shore Drift

# Shore Drift

45A Howard Avenue, West Wittering, Chichester, West Sussex PO20 8EX

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



Shore Drift  
45A

### STUNNING DETACHED HOUSE

- 4 Double Bedrooms, (one with a South facing Balcony)
- 3 Bathrooms (two en-suite)
- Impressive landing and vaulted ceiling with rain sensor Velux windows
- Open plan Kitchen/Dining/Family Room
- Utility Room, Reception Hall, Cloakroom/WC
- Gas central heating
- Underfloor Heating throughout (Wifi controlled)
- Alarm and LAN Wiring
- 10 Year LABC Build Warranty from New 2021

### OUTSIDE

- Front garden with parking for a number of vehicles
- Delightful rear Garden
- Detached timber Summerhouse/Home office
- Solar PV Panels & EV Charge Point

Village shops and Restaurants within easy reach

**Amazing Beach about 150 yards**

# Shore Drift

Howard Avenue, West Wittering, West Sussex

A stunning and beautifully appointed individually designed detached stylish house, built in 2021 to a high specification with spacious versatile accommodation, including 4 double bedrooms, 3 bathrooms (2 en-suite), superb kitchen/dining/family room, fabulous principle bedroom with vaulted ceiling and south facing balcony, located just a short walk to the beach.



Surfing at its best



Wonderful sandy beach and sailing

## THE PROPERTY

Shore Drift a spectacular and superbly appointed individually designed detached house with spacious and versatile accommodation and a bright and airy atmosphere throughout, built about three years ago to an innovated design with stylish features. Upon entering the house there is a welcoming reception hall with doors leading to two double bedrooms, one of which has an en-suite shower room/wc. From the hall, doors lead to a cloakroom/wc and there is a separate room housing the boiler, water tank and communications. The utility room has a range of wall and base units with worktops, sink and space for washer/dryer and a door leading to the side entrance. The stunning triple aspect kitchen/dining/family room has an excellent range of wall and base units with wrap round worktops and stylish triple hanging lights over the breakfast bar and a range of built in appliances including: three ovens, a hob with extractor hood, American style fridge freezer, built-in wine cooler and the open plan family/dining room features a sky light atrium and bi-fold doors opening the full width of the room leading out onto the patio area and rear garden. The hall well-staircase rises to the impressive tall vaulted ceiling with windows and plenty of natural light. There are two double bedrooms including the outstanding large principal bedroom with vaulted ceiling, built-in wardrobes and a south facing balcony and there is a further large double bedroom with a range of built-in wardrobes and from the landing there is a family bathroom.

### A short walk to the beach









### **WEST WITTERING**

West Wittering is a highly desirable coastal village with a renowned beautiful sandy beach stretching for miles and a long established Sailing club. There is a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and open countryside. Further facilities include: public tennis courts, a popular pub/restaurant namely, The Witterings and a popular small cafe called The Landing. The privately owned parking area fronting onto the sandy beach has a superb large cafe/restaurant very close to the beachfront. St Peter and St Paul Church is located in the heart of the village next to the small West Wittering Parochial Church of England School.

The nearby village of East Wittering is about 2 miles from West Wittering village and has a modern Medical Centre and a Dental Surgery both located within the excellent shopping centre, which has a wide variety of independent shops, a good choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. There is a popular pub/restaurant namely, The Shore Inn. Also located about two miles north of West Wittering village the nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and The Inn Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.



## CHICHESTER

West Wittering beach is about 8 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and 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. 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

Shore Drift is set well back on its plot and approached from a quiet residential road leading to a herringbone design brick paved large driveway with plenty of parking space for a number of vehicles and small dinghy. There are gated separate side entrances either side of the house leading to the delightful rear garden, which features a paved patio leading out to neat lawn and a section the pathway is bordered by a flower/shrub bed, leading to the Summer house with light/power and attached store. There is further paved slab "sun trap" patio area at the end of the garden.



## COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions including: the Goodwood Festival of Speed and 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, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. 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 registered vessels and 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. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

# Shore Drift, 45A Howard Avenue, West Wittering PO20 8EX

Approximate Gross Internal Area = 169.4 sq m / 1824 sq ft

Outbuilding = 14.5 sq m / 156 sq ft

Total = 183.9 sq m / 1980 sq ft



= 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



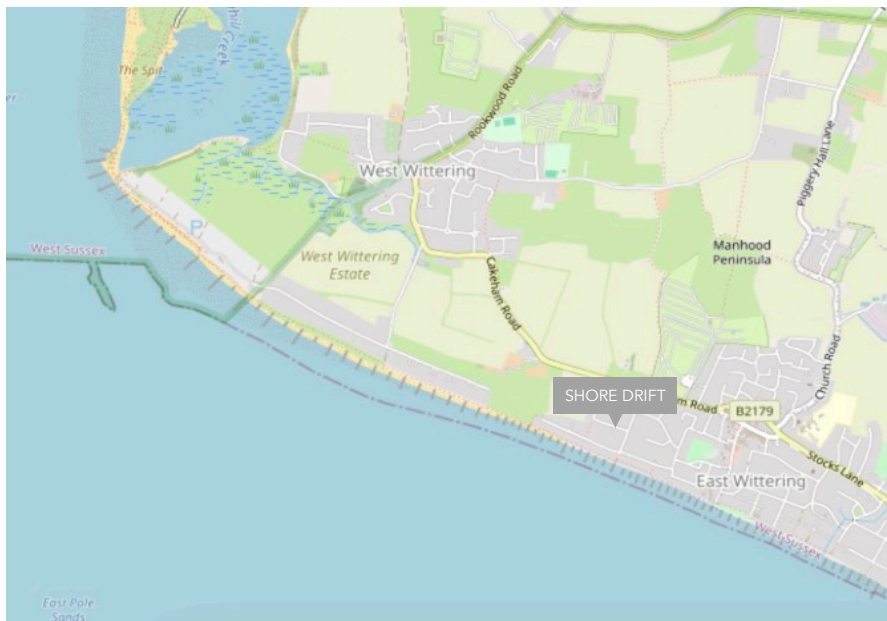
Goodwood Revival



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, water, gas and drainage

**Council Tax Band:** F Year 2024/25 £3,226.96 tbc **EPC Rating:** B

**LOCAL AUTHORITY:** Chichester Council 01243 785166



West Wittering amazing sunsets

**Brochure:** Reproduction only allowed with Authors written consent

### Viewing by Appointment

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Wonderfull sandy beach at West Wittering

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