



Rose Cottage
12 Jolliffe Road

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12 Jolliffe Road, West Wittering, Chichester, PO20 8ET

Michael
Cornish

PROPERTY SALES & ACQUISITIONS

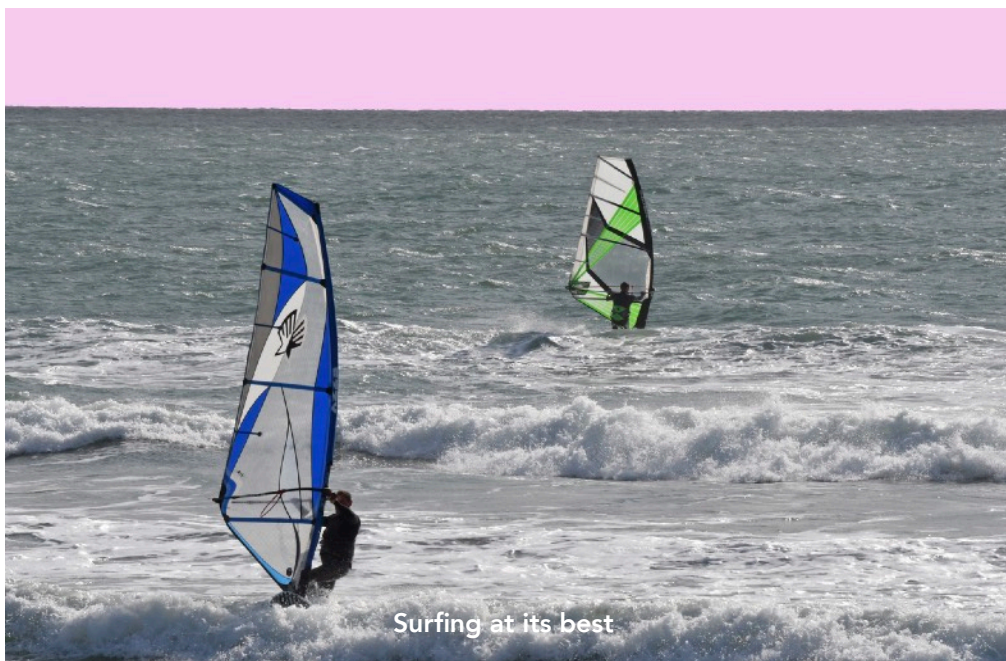




Rose Cottage

12 Jolliffe Road, West Wittering, West Sussex

A well appointed individually designed character detached house with particularly bright and spacious accommodation, comprising 4 bedrooms, 2 bathrooms (1 en-suite), superb kitchen/dining room, sitting room and conservatory and a delightful private west facing rear garden, well located just a short walk to the beach.



CHARACTER DETACHED HOUSE

4 Bedrooms

2 Bathrooms (1 en-suite)

and (1 en-suite with wash basin & wc)

and Principal bedroom has (air-con unit)

Landing and staircase to second floor

L-Shaped Kitchen/Dining Room (air-con unit)

Sitting Room double aspect (air-con unit)

Conservatory, Rear Lobby, Utility Room

Entrance Hall, Cloak Room/wc

OUTSIDE

Driveway with parking area for several vehicles
and space for small dinghy

Rear garden "Sun trap" patio and West-facing aspect

Village shops and Restaurants at East Wittering within easy reach

A short walk to an amazing beach

THE PROPERTY

Rose Cottage is a superbly appointed individually designed detached house with spacious accommodation and a bright and airy atmosphere throughout set on a plot with a good frontage and plenty of parking spaces for vehicles, dinghies and a small boat. Upon entering the house there is a welcoming reception hall with doors leading to a double aspect sitting room, which has a wall mounted air-con unit and door leading into a conservatory/games room. There is a superb well appointed kitchen/dining room with extensive worktops and breakfast bar, including an excellent range of wall and base units and a range of built in appliances including an oven and hob and the dining area has a wall mounted air-con unit. A door leads into the rear lobby and utility room. From the reception hall a door leads to a cloakroom/wc. From the hall stairs rise to the spacious landing with doors leading to the principal bedroom with built-in wardrobes and a wall mounted air-con unit and door into an en-suite bathroom. From the landing doors lead to two further bedrooms and a family bathroom and a staircase rises to the second floor fourth bedroom with an en-suite comprising wash basin and wc.

A short walk to a wonderful 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 The Witterings and a popular small cafe 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 Cathedral city

Chichester was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence walls, which now provide a walk through the city. Much of the shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful Chichester Cathedral founded in 1075. The City has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about 2 miles by canoe and rowing boats to Donnington and there are a further 2 miles of walks beside the canal leading to Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Goodwood Hotel and luxury health club with spa, indoor swimming and gym. Other attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a good selection of schools locally and accessible from Chichester including; Chichester University, Chichester Free School, Chichester High School, Bishop Luffa, Oakwood, Prebendal (with Cathedral Choir school), Great Ballard, Slindon College, Dorset House, Seaford College, Bedales Petersfield, The Portsmouth Grammar school, nearby to Goodwood 4 miles to the south Westbourne House.











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: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, 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.

GARDENS & GROUNDS

Rose Cottage is particularly well positioned set well back on its plot and approached from a residential road leading to a gravelled driveway with plenty of parking spaces for vehicles, dinghies and a small boat. There is a separate side entrance gate leading to the delightful west facing rear garden, which features a "sun trap" patio leading out to neat level lawn with two timber sheds, small trees and shrubs bordered by an enclosed garden with an excellent degree of privacy.

Delightful west facing rear garden
Short walk to the beach





Rose Cottage

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Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft

Outbuilding = 9.1 sq m / 98 sq ft

Total = 162.0 sq m / 1744 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



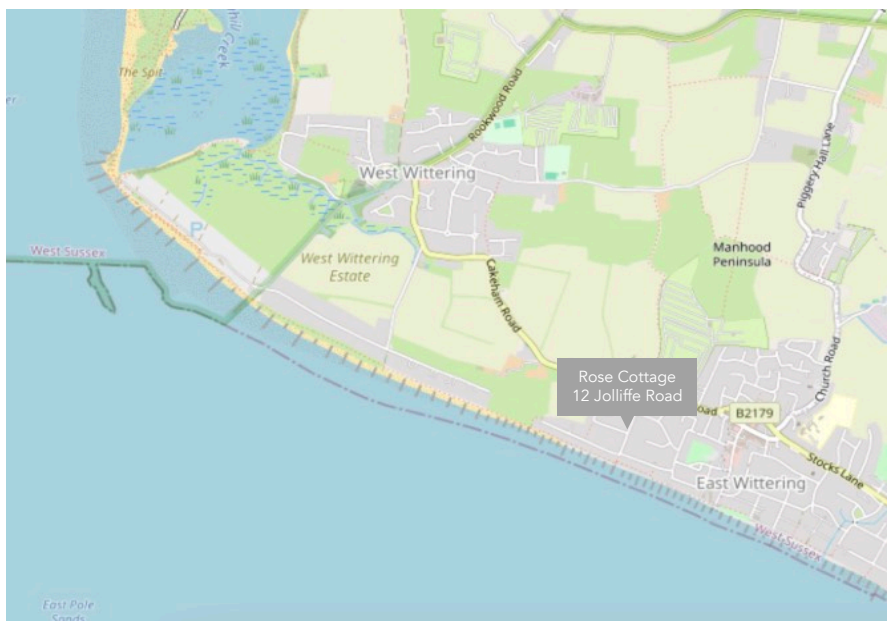
Goodwood Revival



Wonderful Sailing 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.

Tenure: Freehold

SERVICES: Mains electricity, water, gas and drainage

Council Tax Band: D Year 2025/26 £2,336.33 **EPC Rating:** E

LOCAL AUTHORITY: Chichester Council 01243 785166



West Wittering miles of sandy beach

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Viewing by Appointment

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Wonderfull sandy beach at West Wittering

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