



West House

63 Marine Drive, West Wittering, Chichester, West Sussex PO20 8HQ

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





Wonderful sandy beach and sailing



Surfing at its best

West House

63 Marine Drive, West Wittering, West Sussex

A stunning newly refurbished and remodelled exceptionally spacious seafront house with 5 bedrooms, 4 bathrooms and first floor sitting room and balcony with breathtaking south aspect panoramic views out to sea and direct access to the beach.

FEATURES

Bulthaup Kitchen - Featuring, dual ovens/microwave, Quooker boiling water tap, double fridge freezer, wine fridge, pantry, appliance tambour, gas cooktop and breakfast bar.

Lutron Lighting control system indoor + outdoor.

Zoned underfloor heating in bathrooms.

Zoned central heating.

Log burning Fireplace.

Loft storage space.

Intruder alarm.

Approved lapsed planning consent for double garage/potential annexe.

THE PROPERTY

5 Double Bedrooms

4 Bathrooms (three en-suite)

Sitting room/kitchen/diner

with south aspect sea views leading to

Balcony with panoramic sea views

Large reception hall

Utility Room

Garden Room/5th bedroom

OUTSIDE

Gated front garden with parking area
for a number of vehicles

space for garage/home office/annexe
subject to planning consent

South facing aspect rear garden and
direct access to the beach

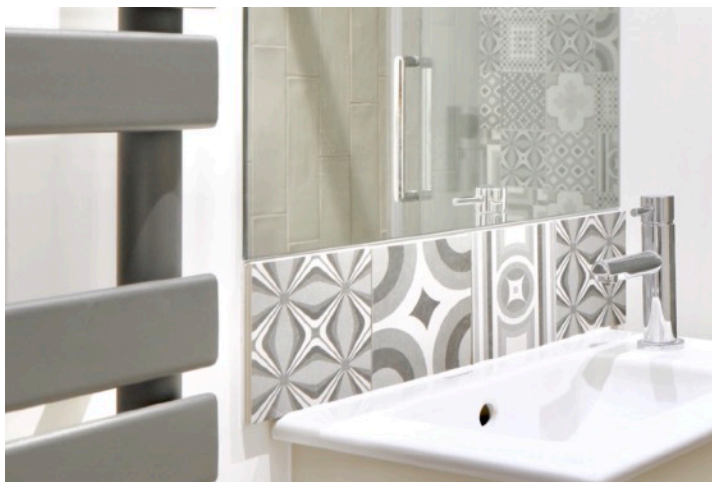
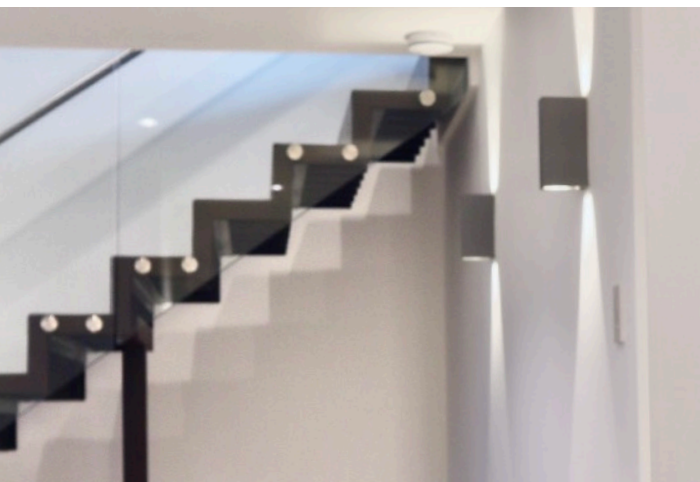
**Breathtaking panoramic views out to sea
and direct access to the beach**

THE PROPERTY

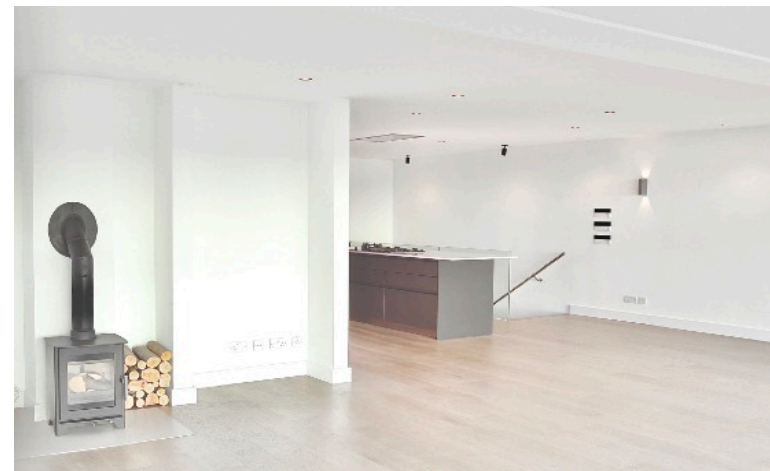
A stunning seafront house with breathtaking views out to sea and a south facing garden with direct access to a wonderful beach. The property has recently been the subject of a comprehensive program of modernisation and remodelling throughout. The accommodation is spacious with plenty of natural light and designed to a contemporary style. Upon entering the house there is a stunning reception hall leading to four bedrooms two of which have en-suite bathrooms, including the particular spacious principal bedroom with a door leading out to the rear south facing garden. There is a family bathroom and utility room. The triple aspect garden room/5th bedroom has a door leading out to the rear south facing garden. In all there are five bedrooms and four bathrooms (three en-suite). From the reception hall a designer staircase leads up to the first floor living area, which comprises a stunning kitchen/dining room with a full range of wall and base units, worktops and appliances and a central island with hob and extractor, open plan to the large double aspect sitting room featuring a wood burning stove, with full height windows and the most amazing breathtaking sea view with patio doors opening out to a balcony with panoramic views out to sea. The balcony is south facing with a magnificent panoramic view out to sea.

Planning consent: Approved historic lapsed planning for a two vehicle detached garaging/potential annexe.
CDC Planning Ref: 98/01858/DOM and 94/01858/DOM

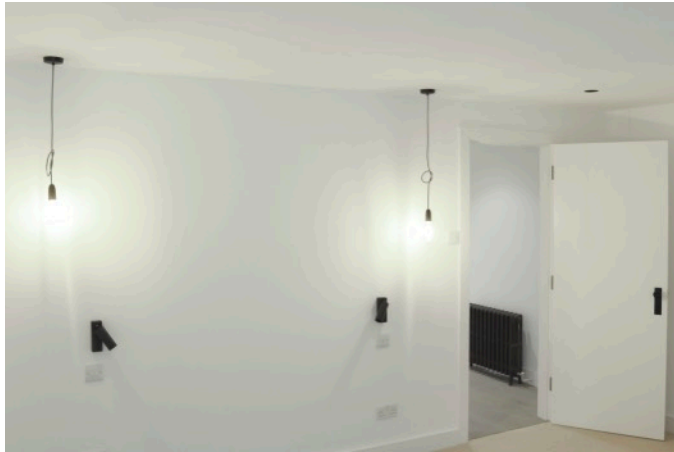
Stunning views out to sea and direct access to the beach at West Wittering





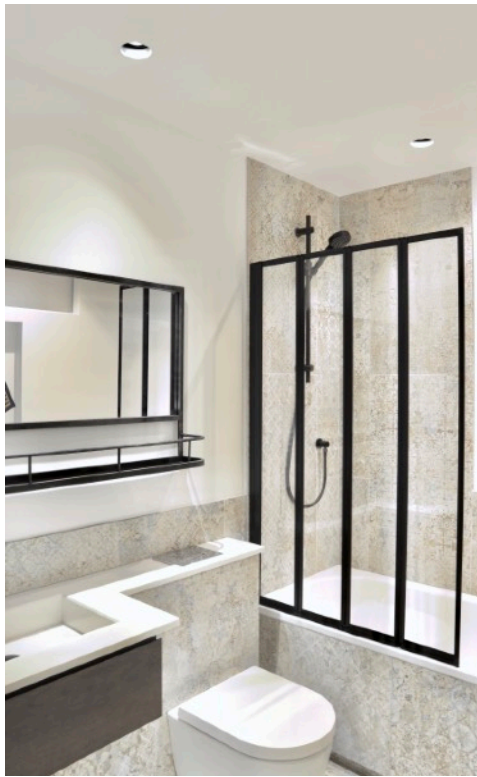






WEST WITTERING

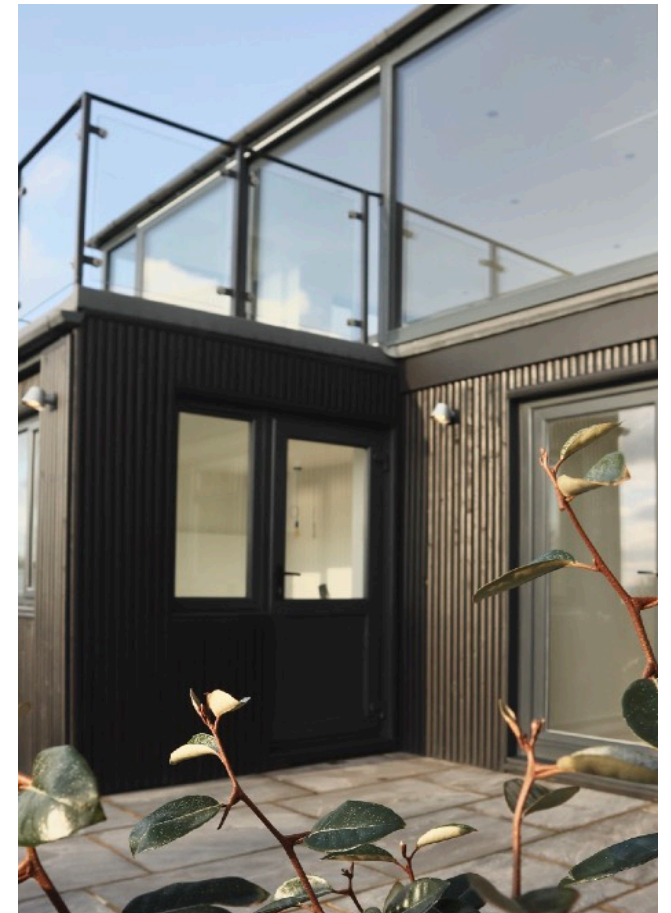
West Wittering is a highly regarded village with a renowned beautiful sandy beach stretching miles and a long established Sailing club. West Wittering has a vibrant friendly community with a variety of local shops that provide for the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant called The Witterings, and a small cafe. The privately owned parking area fronting onto the beach has a superb large cafe/restaurant close to the beachfront. St Peter and St Paul's Parish Church is located in the heart of the village. The nearby village of East Wittering is about 2 miles 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. Located about two miles north of West Wittering village and nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and 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

West House is particularly well situated on an enclosed gated plot, opening onto a wide gravelled driveway providing ample parking space for a boat and a number of vehicles. There is side access to the manicured rear garden with a south aspect, which has a sun terrace, perfect for "al fresco" dining during the summer, with additional gated access leading directly to the beach. The perimeter has been planted with Elaeagnus plants and hedging, which is favourable to coastal areas, once matured the hedging can reach up to about 10 feet tall and provide an excellent degree of privacy.

Breathtaking panoramic views out to sea and direct access to the beach at West Wittering



COASTAL & COUNTRY PURSUITS Chichester is renowned for its excellent sailing amenities, country pursuits 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 locally. 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.

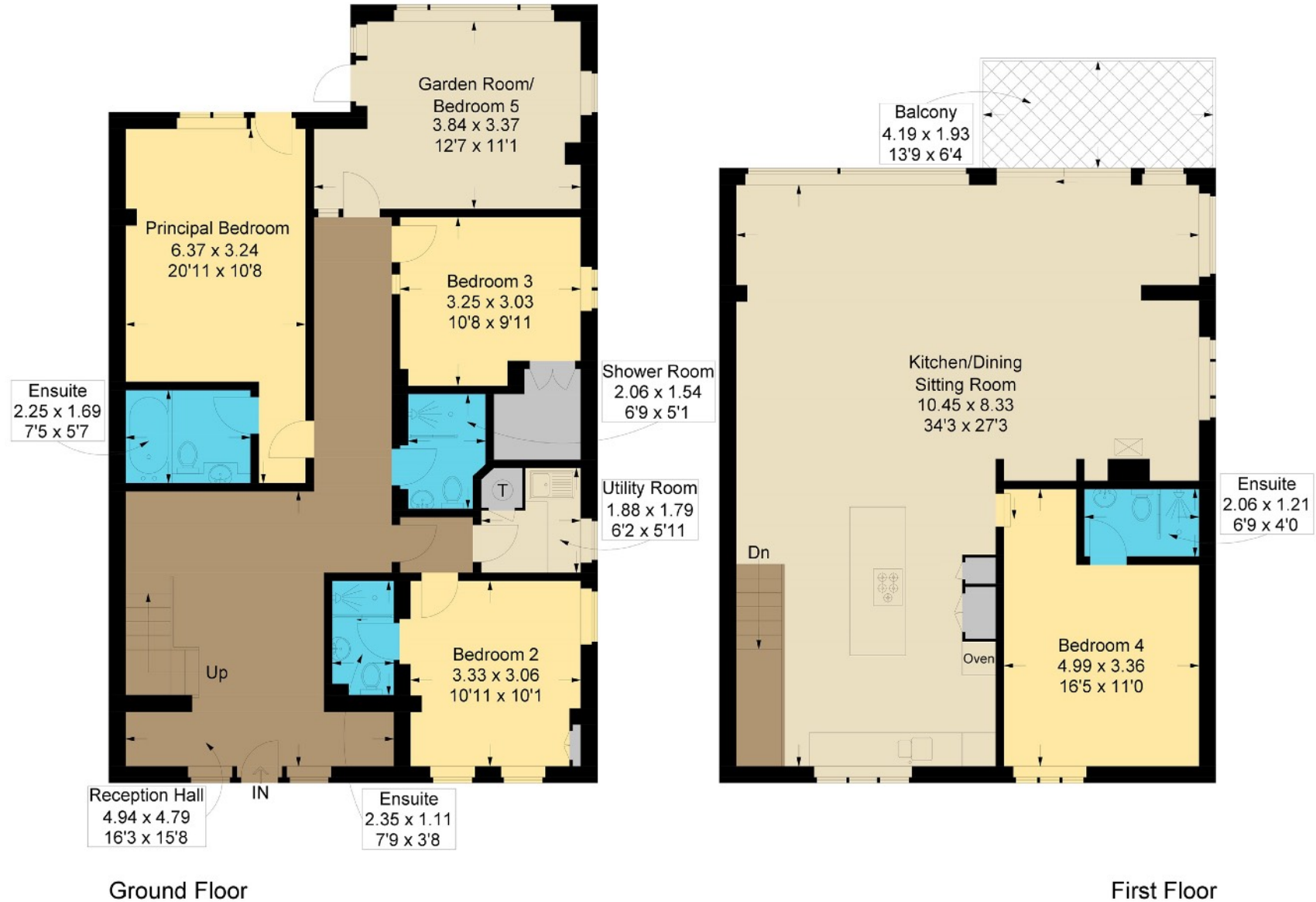






West House, 63 Marine Drive, West Wittering

Approximate Gross Internal Area = 189.2 sq m / 2036 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



Sailing from nearby Itchenor



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. All 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: C

LOCAL AUTHORITY Chichester Council 01243 785166

Brochure: 2024

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Viewing by Appointment

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