



West Gate, West Wittering nr sandy beach

Chichester, West Sussex

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



West Gate is about 800 meters from this sandy beach at West Wittering

THE PROPERTY

4 Bedrooms
2 Bathrooms
Spacious Landing
Reception Hall
Kitchen/Breakfast room
Cloak room/WC
L-Shaped Sitting/Dining room
with a wood burning stove

OUTSIDE

Driveway with parking for a number of vehicles
Garage/Utility area
Neatly kept private front and rear gardens and Studio
Delightful South and West rear aspect
In all set in approx. 0.157 acres

**Wonderful countryside nearby within reach of the sailing club
about 800 metres to an amazing sandy beach**



West Gate

Wellsfield, West Wittering, West Sussex, PO20 8LH

A superb modern detached house with contemporary features, including 4 bedrooms, 2 bathrooms and a stunning double aspect sitting/dining room overlooking lovely secluded gardens with a south westerly rear aspect, located in a private road in the heart of this highly desirable coastal village, within walking distance to an incredible nearby sandy beach.

THE PROPERTY

West Gate is an individually designed cedar-clad modern detached family home with a light and airy atmosphere throughout. Upon entering the property there is an entrance porch, which provides access to the integral garage and separately into the stunning reception hall with a cloak room/wc. There is a double aspect kitchen/breakfast room with a door leading into the superb double aspect spacious L-shaped sitting/dining room with a wood burning stove and double doors leading out to the delightful rear garden with a south westerly aspect. From the reception hall there is an open well staircase leading up to the spacious landing, with plenty of natural light and doors leading to the four bedrooms (the principal with an en-suite bathroom) and there is a large family bathroom with shower cubicle, two wash basins and wc. The accommodation has a lovely bright ambient atmosphere throughout.

GARDENS & GROUNDS

A notable feature of this property is the well established and cared for gardens and grounds with shrubs and hedges providing a good degree of privacy. The property is approached from a private road, which leads into the driveway providing ample parking for a number of vehicles flanked by a neatly kept level lawn. There is a side entrance leading to the rear garden, which features neatly kept expanse of lawn and a "sun trap" patio area. There is a useful studio and further potential in the front garden for further garaging subject to planning consent. The rear garden with south and westerly aspect. Set in superb gardens and grounds in all approximately 0.157 acres.

**Wonderful countryside nearby within easy reach of the sailing club
and a short walk to the 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. 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 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 shopping centre, with a variety of independent shops, good choice of cafes and restaurants and stores including the Co-op and Tesco supermarkets. About two miles north of West Wittering sailing village there is another popular harbour side sailing village at Itchenor village with deepwater moorings, which also 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 an 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. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. 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.

Near the city centre 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 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.





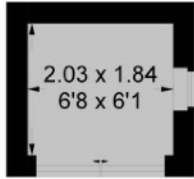
COASTAL & COUNTRY PURSUITS

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.

West Gate, Wellsfield, West Wittering

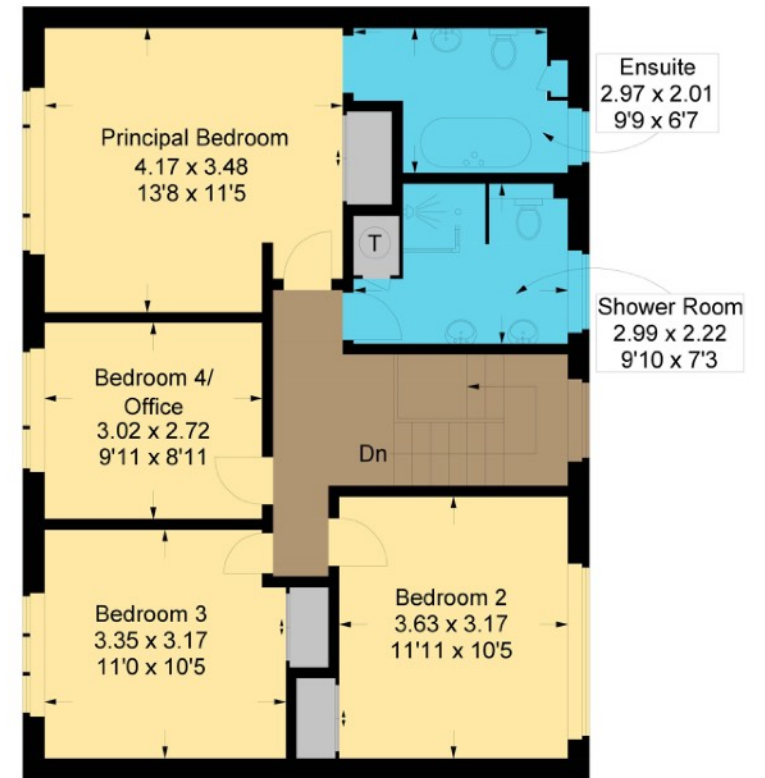
Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft
Outbuilding = 4 sq m / 43 sq ft
Total = 171.9 sq m / 1850 sq ft



Studio



Ground Floor



First Floor

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



West Wittering



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: F Year 2023/24 £3,069.15

EPC Rating: D

LOCAL AUTHORITY: Chichester Council 01243 785166



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Viewing by Appointment

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