



Azul  
Howard Avenue

# Azul

56A Howard Avenue, West Wittering, Chichester, PO20 8EU





5CA  
AZUL



West Wittering sandy beach and sailing

# Azul

Howard Avenue, West Wittering, West Sussex

A superbly appointed stunning individually designed detached stylish house, built in 2019 to a high specification with light and spacious accommodation, including 4 double bedrooms, 3 bathrooms (2 en-suite), superb kitchen/dining/family room, fabulous principle bedroom with vaulted ceiling and south facing Juliet balcony, located just a short walk to the beach.



Surfing at its best

## STUNNING DETACHED HOUSE

4 Double Bedrooms (Principal with South facing Balcony)

3 Bathrooms (2 en-suite)

Stunning Kitchen/Dining Room/Family Room

Separate Utility Room, Cloak Room/WC

Impressive Entrance Hall with view up to

Amazing Galleried Vaulted ceiling Landing

Electric remote controlled Keylite windows

Gas boiler to zoned underfloor heating

Large Integral Garage/Workshop

Alarm and LAN Wiring

10 Year Building Warranty from New 2019

## OUTSIDE

Driveway with parking area for several vehicles

leading to integral Garage

Rear garden with Luxury Home Office/Store

Landscaped "Sun trap" patio and South-facing rear Garden

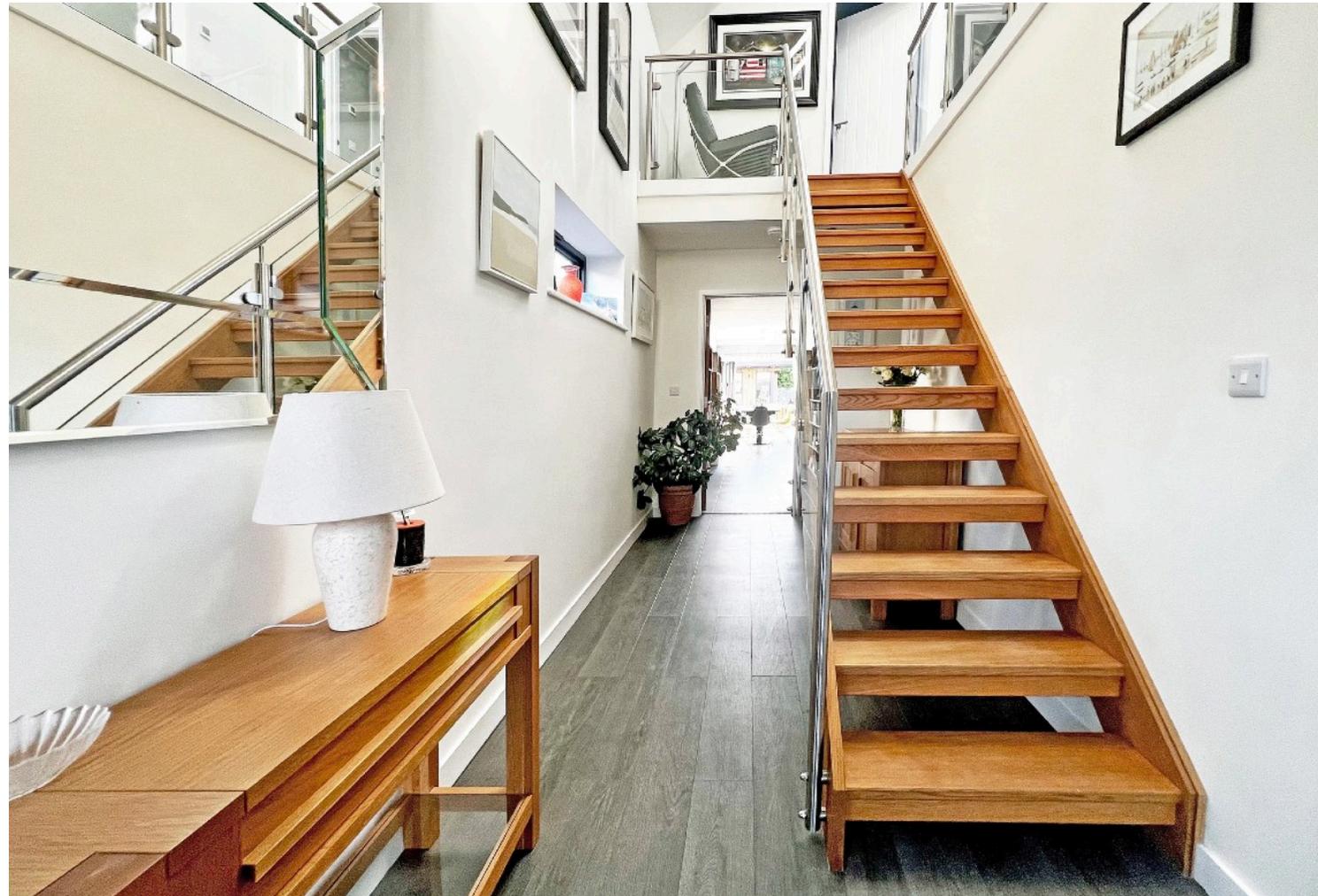
Village shops and Restaurants within easy reach

**Amazing Beach about 140 yards**

## THE PROPERTY

Azul is a spectacular and superbly appointed individually designed detached house with spacious accommodation, built about six years ago to an innovated design with stylish features, including tall vaulted ceilings in a number rooms creating an atmosphere of volume and space with an abundance of natural light. Upon entering the house there is a welcoming reception hall with stairs rising to an impressive galleried landing. From the hall, doors lead to the integral garage/workshop, cloakroom/wc, utility room and from the reception hall with the living room door open there is a lovely view of the rear garden. The modern stylish open plan kitchen/dining/family room has an excellent range of wall and base units with AEG built-in appliances and central island/breakfast bar with a built in wine cooling fridge, fixed sky light window and bi-folding patio doors opening out onto the rear terrace and neat lawn in the rear garden with a south facing aspect leading out to the "sun trap" paved patio and garden. There is a good sized utility room and separate cloakroom/wc and a door to the large integral garage/workshop extensively fitted out with Dura high quality storage systems, and there is a remote control electric garage door. The oak staircase with nautical style polished steel hand rail and toughened glass staircase rises to a fabulous spacious galleried landing featuring a tall vaulted ceiling with plenty of natural light gained from the Keylite remote controlled electric windows. The landing leads to the four spacious vaulted ceiling double bedrooms, two of which have en-suite Bathrooms and there is a family bathroom. The principal bedroom suite with its impressive vaulted ceiling has two built in wardrobes and full height/width windows and sliding opening doors to the "Juliet" Balcony overlooking the rear garden facing south with a glimpse of the sea. This contemporary designed house is ideally located in a desirable residential road within a short walk to the beach and within easy reach of the vibrant East Wittering village, equally suited as coastal holiday home or as a permanent family residence, finished to an excellent specification.

### 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 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: 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

Azul is particularly well positioned set well back in its plot and approached from a quiet residential road leading to a brick paved large driveway with plenty of parking space for a number of vehicles and small dinghy. There is an integral garage/workshop with remote control electric door. There are gated separate side entrances either side of the house leading to the delightful south facing rear garden, which features a "sun trap" paved patio leading out to neat lawns and a pathway, bordered by beautifully landscaped flower/shrub beds, leading to the luxury Home Office with light/power/wired for internet.

**South facing with a good degree of privacy**  
**About 140 yards to the beach**



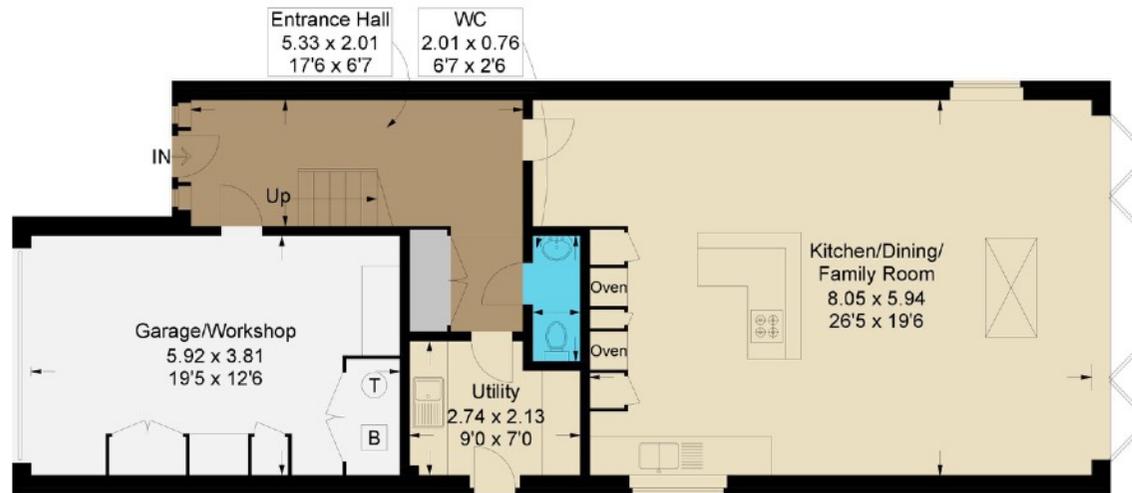


# Azul, Howard Avenue, West Wittering

Approximate Gross Internal Area = 173.4 sq m / 1867 sq ft

Outbuilding = 14 sq m / 151 sq ft

Total = 187.4 sq m / 2018 sq ft



Ground 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.



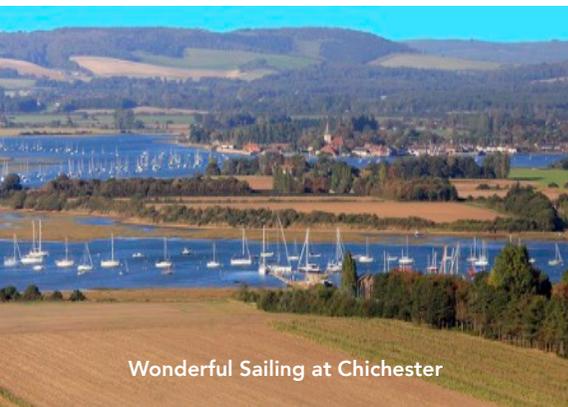
Goodwood Racecourse



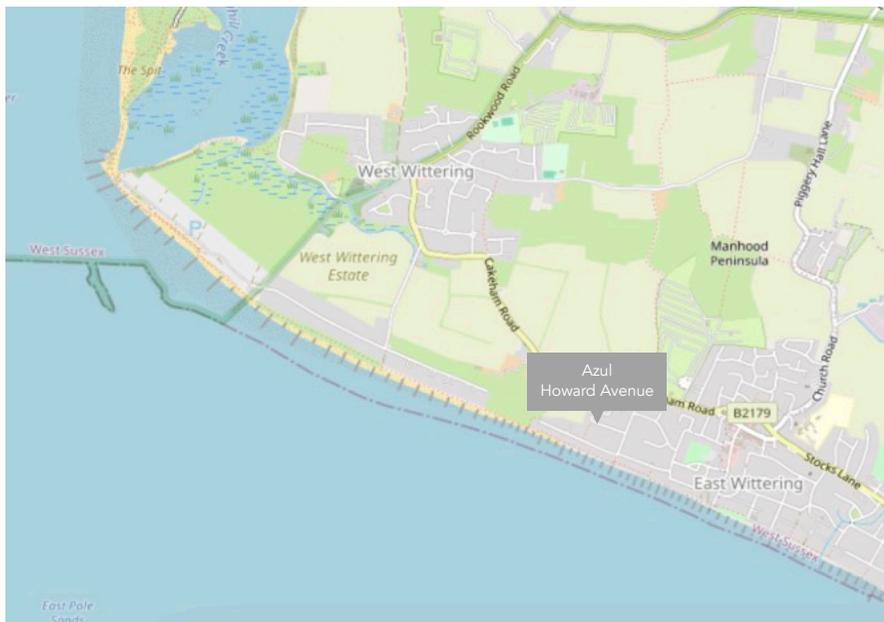
Chichester Marina



Goodwood Revival



Wonderful Sailing at Chichester



**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 £3,374.70 **EPC Rating:** B

**LOCAL AUTHORITY:** Chichester Council 01243 785166



West Wittering miles of sandy beach

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

**Viewing by Appointment**

Michael Cornish - Chichester

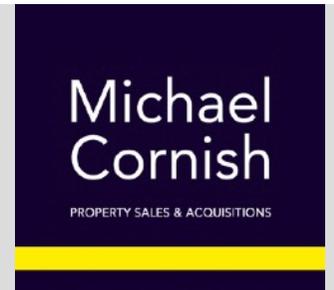
M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)

**DISCLAIMER NOTICE:** MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not to be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959





Wonderfull sandy beach at West Wittering

**Michael  
Cornish**  
PROPERTY SALES & ACQUISITIONS

---