



# 12 Cakeham Way

West Wittering, Chichester, West Sussex PO20 8EQ

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





West Wittering



Surfing at its best



Wonderful West Wittering

# 12 Cakeham Way

West Wittering, West Sussex

A well presented modern semi-detached house with 2 bedrooms, superb kitchen/diner and conservatory, own drive detached garage and a delightful private rear garden with sunny westerly aspect, very well located in a peaceful cul-de-sac, within walking distance to the popular village shopping centre and beach.

## THE PROPERTY

2 bedrooms  
Bathroom/wc  
Landing  
Entrance hall  
Cloak room/wc  
Sitting room  
Kitchen/Dining Room  
Conservatory

## OUTSIDE

Own drive parking space for a number of vehicles  
Garage detached  
Front garden  
Lovely private rear garden  
Westerly rear aspect

**Within easy reach the main shopping centre  
and within walking distance of the beach**

## THE PROPERTY

12 Cakeham Way is a superb well presented semi-detached chalet style house. Upon entering the property there is a hall and doors leading to a cloakroom/wc and to the sitting room.

There is a bright and spacious kitchen/diner with an excellent range of matching wall and base units with work tops over, a tiled splash back and one and a half bowl stainless steel sink unit. Appliances include a 'Zanussi' double oven with ceramic hob and cooker hood above with space for an American style fridge/freezer and there is plumbing for washing machine and dishwasher. In the dining area there are built is a storage cupboard and cupboard housing a 'Worcester' gas fired boiler.

The conservatory is part brick construction with UPVC framed double glazed windows and ceramic tiled flooring with a door opening out to the sun terrace and rear garden.

A staircase rises to the first floor landing with an airing cupboard with hot water tank and immersion heater and there is access to loft storage area. Doors lead to the two bedrooms which have built in wardrobes and a door leads into the bathroom.



**A bright and spacious house quietly located  
within easy reach and a level walk  
to the village shopping centre**









#### WEST WITTERING & EAST WITTERING

12 Cakeham way is located in West Wittering yet only a couple of hundred meters from the vibrant East Wittering village shopping centre. West Wittering is highly regarded 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 everyday needs, nearby horse riding stables and lovely surrounding open countryside. Further facilities include: public tennis courts, a popular pub/restaurant 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 village of East Wittering 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 an established private leisure club, Harbour Way Country Club with gym & swimming Pool (currently due to be redesigned and reopen in due course), located about two miles north of West Wittering village. Nearby Itchenor village has a well established Sailing Club and two pub/restaurants: The Lamb and Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.

Chichester is about 8 miles and about 3 miles from the City at The Goodwood Hotel there is a golf club and health club, including a gym and swimming pool and a private members club at The Kennels. The renowned Pallant House Gallery and the Internationally renowned Festival Theatre are less than a mile and further nearby amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Multiplex Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 3 miles from the City.



### COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, and many sailing clubs, country pursuits and attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events and Horse Racing at Goodwood and Fontwell and Polo at Cowdray Park. There are 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 pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach, which has been awarded the 'Blue Flag' international status for excellence.

The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, thousands of moorings and 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 there are 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 Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.





## GARDENS

The delightful front garden and very private rear garden, which affords an excellent degree of privacy enclosed with timber fencing and flower borders. The full width paved patio area is accessed from the conservatory and leads out onto the neatly kept expanse of lawn with a tranquil "sun trap" westerly aspect. The front own driveway provides parking space for a few vehicles and there is a detached garage and gate into the rear garden.



## CHICHESTER

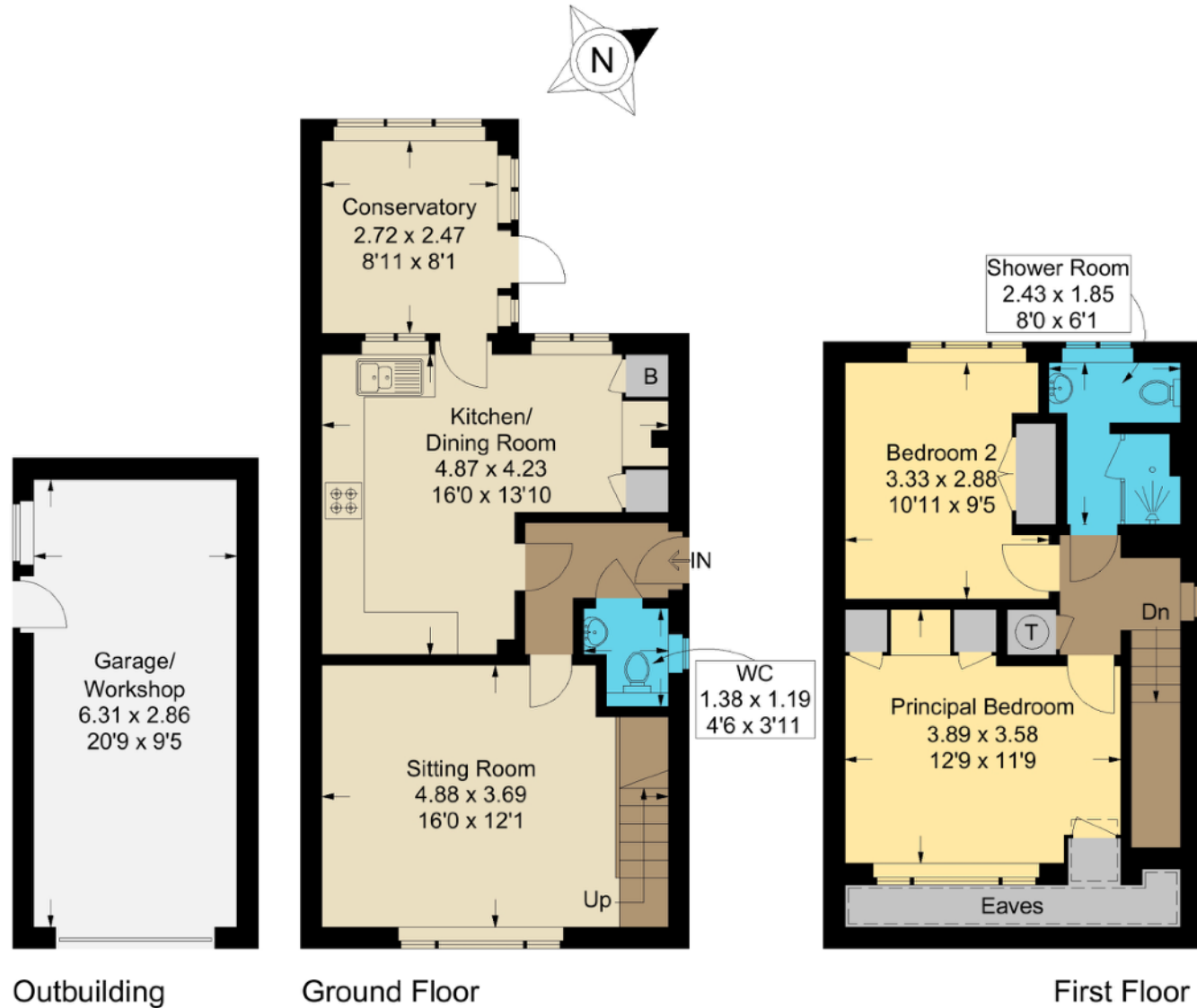
12 Cakeham Way is located about 8 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octagonal Market Cross stands today at the centre of Chichester and is understood to date from 1501. 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 is a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. The city has 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, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

# 12 Cakeham Way, West Wittering

Approximate Gross Internal Area = 84.8 sq m / 913 sq ft

Outbuilding = 18.5 sq m / 199 sq ft

Total = 103.3 sq m / 1112 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



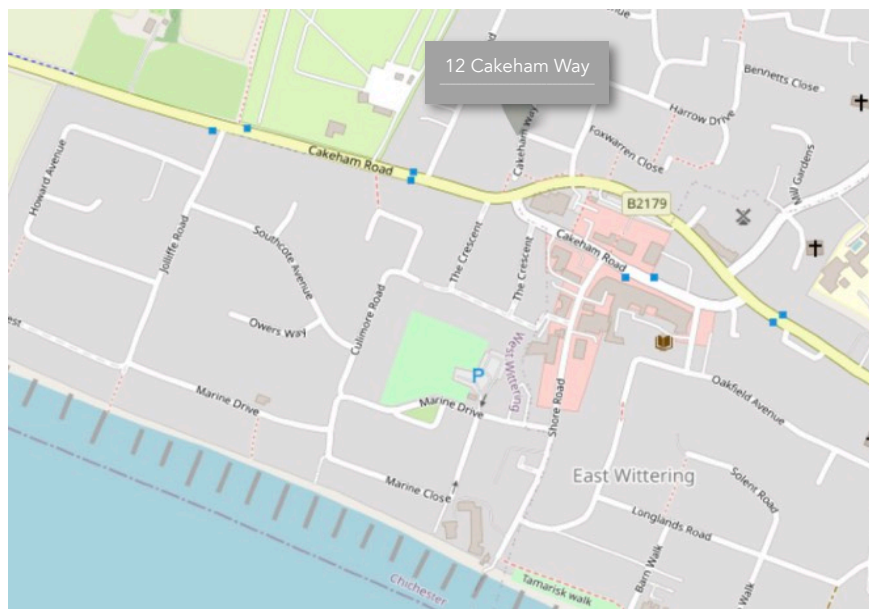
Goodwood Revival



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:** C £1,888.70 year 2023/24

**EPC Rating:** C

**LOCAL AUTHORITY:** Chichester Council 01243 785166

**Brochure:** September 2023

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### Viewing by Appointment

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