



9 Elms Way, West Wittering nr sandy beach  
Chichester, West Sussex

**Michael  
Cornish**  
PROPERTY SALES & ACQUISITIONS



9 Elms Way is about 0.75 miles from this sandy beach at West Wittering

### THE PROPERTY

4 Double Bedrooms  
2 Bathrooms  
Landing  
Reception Hall  
Cloak room/wc  
Superb Kitchen/Dining room  
Double aspect Garden room  
Utility room and Boot room  
Sitting room with fireplace and wood burning stove

### OUTSIDE

Gated driveway with extensive parking area  
for a number of vehicles and dinghy/small boat  
Beautifully landscaped secluded "sun trap" rear garden  
Delightful landscaped side garden  
Garage/Workshop space for 4 vehicles

**Wonderful countryside nearby within reach of the sailing club  
and an easy walk to the sandy beach**

# 9 Elms Way

West Wittering, West Sussex, PO20 8LS

A superbly presented modern detached house with spacious accommodation including 4 double bedrooms, 2 bathrooms, 3 receptions all with plenty of natural light and a large garage/workshop, set in lovely secluded gardens with south and west aspects, quietly located in the heart of this highly desirable coastal village, within an easy walk to an amazing sandy beach.



## THE PROPERTY

This superbly presented and well appointed modern detached house is located in a private road and has spacious accommodation with a light and airy ambience throughout. Upon entering the property there is a welcoming reception hall with doors leading to a cloak room/wc, utility room with sink and quartz worktops over base units and a Siemens fridge/freezer and there is a large boot room, with internal door to the garage. From the hall doors lead to the double aspect sitting room with feature stone fireplace and wood burning stove. The exceptional kitchen/dining room has plenty of natural light and has an excellent range of superb wall and base contemporary cabinetry complimented with quartz work surfaces and features a central island with a natural solid wood work top and integral breakfast bar. The kitchen features a range of integrated appliances including a Miele induction hob, filter hood extractor, and there is a dishwasher and three built in ovens including a Steam oven, microwave oven and conventional oven plus a warming drawer. There is a Bosch American style fridge freezer with ice dispenser, two pull out larders and recessed lighting above the worktops. The kitchen is open plan to the dining area with double doors leading into the outstanding double aspect garden room, which features a roof skylight and has patio doors leading out to the rear garden. From the reception hall an oak stair case rises to the galleried landing with doors leading to the four double bedrooms, the principal bedroom has a range of wardrobes and an en-suite bathroom and the other bedrooms all of which have wardrobes are served by the main family bathroom.

**Wonderful countryside nearby within easy reach of the sailing club  
and a short walk to the sandy beach**

















## GARDENS & GROUNDS

A notable feature of this property is the beautiful well established mature and well kept gardens and grounds. The property is approached via a five bar timber gate, which leads into an extensive driveway providing ample parking for a number of vehicles and small dinghy's and is set well back within its grounds. There is a large expanse of lawn to the side of the house leading to the rear garden. The beautifully landscaped rear garden affords an excellent degree of privacy and the borders are mostly flanked with a variety of hedges, trees, flower beds and shrubs. The rear garden faces south and there is a delightful paved sun terrace with a south and further sheltered paved sun terrace with a mainly west aspect. There is a timber shed and door leading into the workshop area of the large garage, which has space for four vehicles and an electric controlled up and over door.

**Delightful secluded private rear garden  
with south and west aspects**





## WEST WITTERING & CHICHESTER

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. There is a private leisure club Harbour Way country club (currently due to be redesigned during Summer 2023), located about two miles north of West Wittering village and nearby Itchenor village, 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. 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. 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 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.



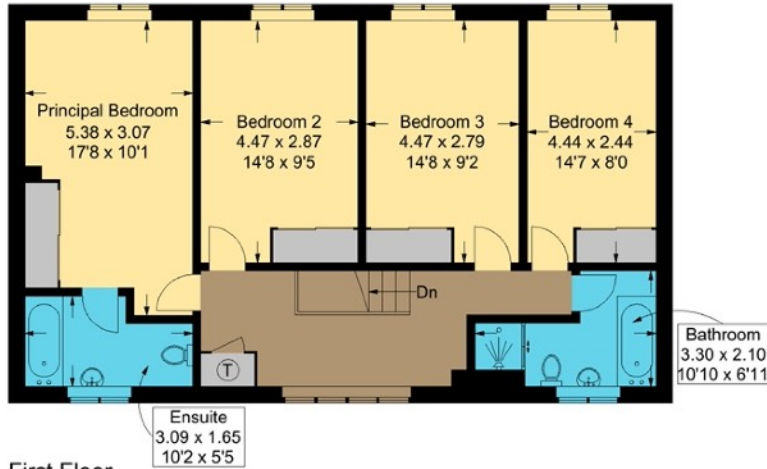


# 9 Elms Way, West Wittering

Approximate Gross Internal Area = 189.3 sq m / 2037 sq ft

Garage/Workshop = 46.6 sq m / 502 sq ft

Total = 235.9 sq m / 2539 sq ft



First Floor



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



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:** C

**Elms Way & Meadow Lane Residents Association Ltd** It is understood the residents currently £150pa for maintenance of the private road areas.

**LOCAL AUTHORITY:** Chichester Council 01243 785166

### 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.

**Brochure:** August 2023

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### Viewing by Appointment

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