



Revel Lodge, nr sandy beach

Rookwood Road, West Wittering, Chichester, West Sussex PO20 8LT

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

4 Bedrooms
2 Bathrooms (one en-suite)
Impressive reception hall
Kitchen and Utility Room
Dining room area
Large sitting with fireplace
Conservatory leading to
extensive decking and garden

OUTSIDE

Long private driveway with extensive parking area
for a number of vehicles and dinghy/small boat
Detached double width garage
Beautifully kept secluded gardens & grounds
South & Westerly aspects

In all, set in approximately 0.3acres

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

Revel Lodge

West Wittering, Chichester, West Sussex

A stunning superbly presented individually designed detached bungalow with contemporary features, including 4 bedrooms, 2 bathrooms, sitting/dining room, Sylvarna kitchen, set in lovely secluded gardens with south and west aspects, in all approx. 0.3 acres. Tucked away with a long private driveway, in the heart of a highly desirable coastal village, within walking distance to a wonderful sandy beach nearby.



THE PROPERTY

Revel Lodge is beautifully presented and superbly appointed individually designed detached bungalow, set well back on its plot in the heart of this coastal village and within walking distance of the local village shops at West Wittering. Upon entering the property there is an impressive entrance hall with doors leading to four bedrooms and beyond, doors lead to a large light and airy sitting room featuring a fireplace, open plan to the spacious double aspect dining room, which is open plan to the stunning Sylvarna kitchen with extensive worktops and a comprehensive range of wall and base units with two built in ovens and a compliment of appliances. A door leads to the utility room. From the sitting room, doors lead into the conservatory with doors leading out to the extensive sun deck patio area with delightful tranquil views over the garden. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout and lovely views over the private gardens and grounds.

**Wonderful countryside nearby
within easy reach of the sailing club
and walking distance to the sandy beach**

GARDENS & GROUNDS

Revel Lodge is approached over a long private driveway flanked by a variety of trees, shrubs and flower borders. A notable feature of the property is the beautiful well established neatly kept gardens and grounds. The property is set well within its grounds and the driveway provides plenty of parking space for a number of vehicles leading to a double garage and space for a dinghy and small boat. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds and an interesting variety of shrubs and trees. There is an extensive "sun trap" timber decked area leading down to the beautifully kept expanse of level lawn, which has delightful south and west facing aspects.

**Secluded south and west facing gardens and grounds
In all, set in approximately 0.3 acres**





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 surrounding 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 excellent shopping centre, which has a wide variety of independent shops, a 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 (currently being redesigned and construction is due to start 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 a designated Area of Outstanding Natural Beauty. The historic city of Chichester is about 8 miles to the north and there are 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 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.









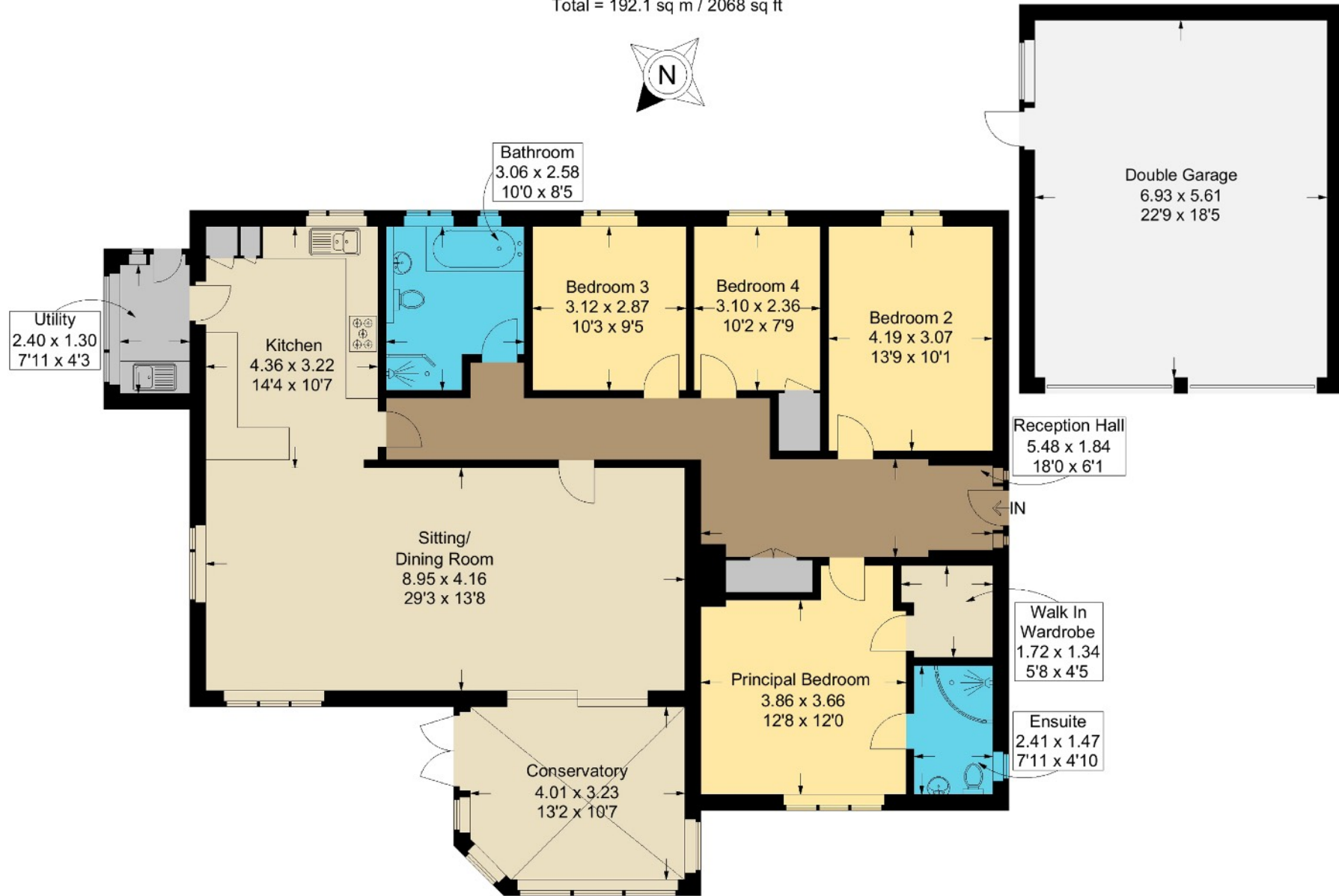


Revel Lodge, Rookwood Road, West Wittering

Approximate Gross Internal Area = 152.3 sq m / 1640 sq ft

Outbuilding = 39.8 sq m / 428 sq ft

Total = 192.1 sq m / 2068 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.



Wonderful Sailing and Scenery



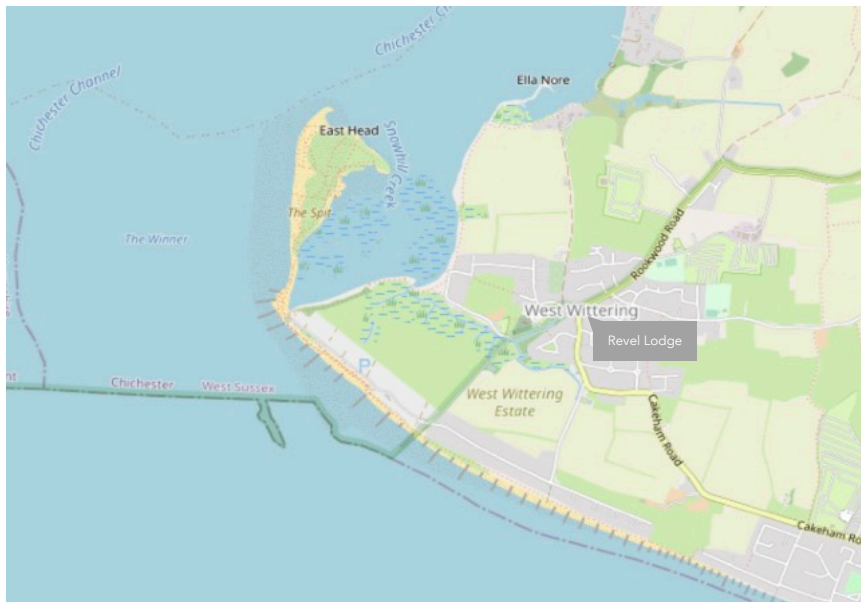
Goodwood Revival



West Wittering miles of sandy beach



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: £3069.15

EPC Rating: D

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 Hunton 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.

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Viewing by Appointment

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West Wittering miles of sandy beach nearby

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