



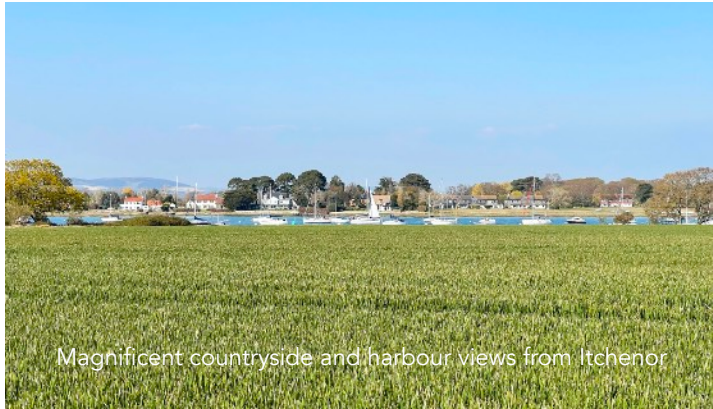
Whistlers

Itchenor, Chichester, West Sussex PO20 7AA

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Whistlers

Itchenor Road, Itchenor, West Sussex

A charming individual detached house of character, well located in a highly desirable harbour side village, set on a good sized plot with a lovely secluded garden and a southerly side aspect, in all about 0.33 acres, within easy reach and walking distance of the sailing club

THE PROPERTY

3 Double Bedrooms,
2 Bathrooms (one en-suite)
Entrance Lobby, Reception Hall
Sitting Room with fire place
Family Room
Kitchen/Dining Room
Cloak Room/WC

OUTSIDE

Front garden with ample parking area
for numerous vehicles and space for small dinghy
Detached double length Garage and Office
Large garden Studio
Beautifully landscaped gardens and grounds
In all about 0.33 acres

**Wonderful country walks nearby
within easy reach of the Sailing Club**

THE PROPERTY

Whistlers is a charming detached house of character with bright and spacious accommodation and a wonderful private garden, set on a good sized plot with parking space for vehicles and a small dinghy. Well located only a few hundred metres for the harbour and sailing club. Upon entering the house there is an entrance lobby, which leads to an impressive reception hall with doors leading to the spacious sitting room with a fireplace and wood burning stove and doors opening into the double aspect family room with patio doors leading out to a patio area and far reaching views over the stunning rear garden. A door from the family room leads into the spacious kitchen and dining room. There is a cloak room/wc. From the reception hall a staircase rises to the first floor landing, which leads to three double bedrooms and two bathrooms, one en-suite to the main bedroom.

GARDENS & GROUNDS

Whistlers is approached from a leafy lane only a few hundred metres from the harbour and the highly regarded Itchenor sailing club. The property is set well back on its plot with a good frontage and a brick paved driveway providing plenty of parking space for a number of vehicles and a small dinghy. There is a detached double length garage with an attached office overlooking the rear garden. The well kept gardens and grounds afford an excellent degree of privacy with a wonderful leafy semi-rural outlook. The rear garden is principally laid to lawn with a variety of flowering shrubs, small trees and well kept mature hedges with a delightful patio area accessed from the rear of the house. There is a further small patio area situated in front of the large detached garden studio, which could be ideal for a home office or a games room.

In all set in gardens and grounds of approximately 0.33 acres







ITCHENOR

Itchenor is a highly regarded sailing village, with a friendly community and the lovely ancient St Nicholas' Church dating to about the year 1180 and there are two of very popular local public houses/restaurants; The Ship near the harbour in the heart of the village near the sailing club and The Lamb on the Chichester/West Wittering Road. This very desirable harbour side village is surrounded by farmland much of which is protected and designated an Area of Outstanding Natural Beauty, located about 3 miles from the amazing sandy beach at West Wittering and about 6 miles south of the historic city of Chichester. West Itchenor dates from the Roman era and was subsequently resettled by the Anglo Saxons and takes its name from the chieftain Icca, who laid claim to its shoreline, originally known as *Iccanore* ('Icca's shore'), which translates as 'Icca's Landing Place', the name of which eventually became 'Itchenor' during about the 12th century. There is an established private leisure club Harbour Way country club, currently being redesigned and construction due to start during Summer 2023.

WEST WITTERING

West Wittering highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club and 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 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.

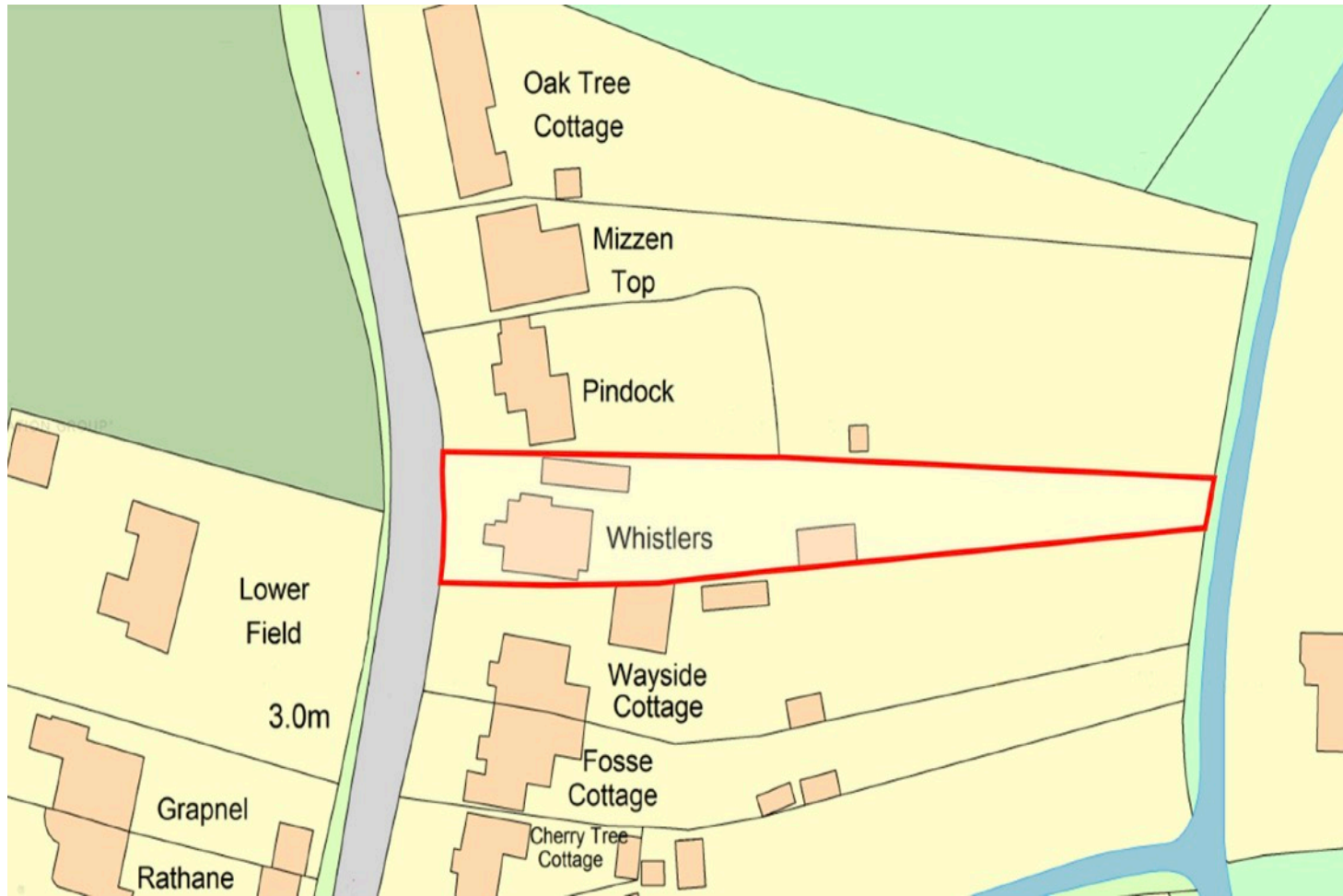




CHICHESTER

Chichester city centre is situated about 6 miles to the north and was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through 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 are a further 2 miles of walks along the canal leading to Birdham and Chichester Marinas. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital in the city. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, 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: University of Chichester and Portsmouth Grammar school, Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Slindon College, Seaford College, Westbourne House.





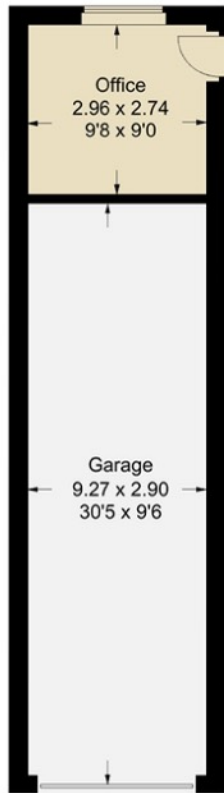
Whistlers, Itchenor, Chichester

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft

Garage/Office = 34.9 sq m / 376 sq ft

Studio = 27.8 sq m / 299 sq ft

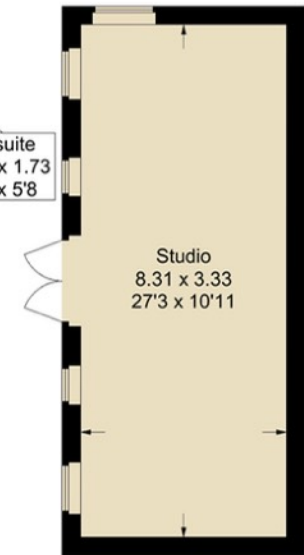
Total = 223.9 sq m / 2410 sq ft



Ground Floor



First Floor



Outbuildings

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.



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 (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (46miles) 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, oil central heating system (it is understood gas can be connected at a cost) , water and drainage.

Council Tax Band: F Year 2025/26 £3,405.66 **EPC Rating: E**

Tenure Freehold

Note:

Environment Agency Flood Risk Sea &River: High Surface Water: Very Low

LOCAL AUTHORITY: Chichester District Council 01243 785166

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities and country pursuits 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 footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions: Tangmere Military Aviation Museum, Weald & Downland Living Museum, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

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Goodwood Racecourse



Goodwood Revival



West Wittering Beach

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Viewing by Appointment

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Wonderful sailing from Itchenor

Michael
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