



# Hayes House nr sandy beach

West Wittering, Chichester, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



### THE PROPERTY

5 Double bedrooms  
2 Bathrooms  
Spacious landing  
Entrance lobby and Reception hall  
Kitchen/Breakfast/room and Pantry,  
Impressive Dining room with vaulted ceiling  
Sitting room with fireplace and wood burning stove

### OUTSIDE

Large driveway with ample parking area  
for a number of vehicles and dinghy's/small boat  
Open garden room and home office  
Beautifully landscaped secluded rear garden  
with southerly side aspect

**Set in about 0.26 acres**

**Wonderful countryside nearby within reach of the Sailing club  
and an easy walk to the Sandy beach**

# Hayes House

Cakeham Road, West Wittering, West Sussex PO20 8AD

A handsome Georgian detached house of immense charm and character, beautifully presented comprising 5 double bedrooms, 2 bathrooms and 3 receptions including a dining room with vaulted ceiling, overlooking secluded gardens with a mediterranean theme, set in about 0.26 acres, located in the heart of a highly desirable coastal village, within an easy walk to the nearby sandy beach.



## THE PROPERTY

A stunning and substantial Georgian detached house of immense character lovingly renovated and updated in recent years by the current owner. There is a warm and welcoming atmosphere throughout the accommodation and plenty of natural light with tall ceilings and large sash windows. All have been replaced with traditional timber frames and double glazing, some of which have restored folding wooden shutters. Upon entering the house there is a bright reception hall. From here is a superb ground floor double bedroom with original panelled walls. The impressive double aspect sitting room leads from the entrance hall, featuring a wood burning stove and original Crittall doors leading into the kitchen/breakfast room. The Kitchen has an excellent range of units and appliances with a Crittall door leading into an impressive pantry/boot room which then leads out to the outside covered breakfast area. The kitchen/breakfast room is open plan to the spectacular triple aspect vaulted dining room. From the entrance hall the staircase leads up to a spacious bright landing leading to three further double bedrooms and two beautiful vintage style bathrooms. From the landing a further staircase leads up to the stunning principal bedroom with a fantastic vaulted ceiling, steel roof lights and open-plan dressing area. The house is one of the rare original period properties in the heart of the village of West Wittering and has been restored with immense attention to traditional features and a unique sense of style.

**Within easy reach of the sailing club  
and a lovely walk to the sandy beach**

















### **WEST WITTERING**

West Wittering is a highly regarded coastal village with a beautiful sandy beach stretching miles and there is a long established sailing club. There is a vibrant friendly community with a variety of local shops providing the majority of every day needs, nearby horse riding, stables and lovely surrounding open countryside. Further facilities include: public tennis courts, pub/restaurant The Witterings, and The Landing cafe. St Peter and St Paul Church is located in the heart of the village and there is local Primary School. Adjacent to the beach 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, Dental Surgery and excellent shopping centre with a wide variety of independent shops, a choice of cafes, restaurants and larger stores including the Co-op and Tesco supermarkets. Located about two miles north of West Wittering there is nearby Itchenor village, which 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.

### **CHICHESTER**

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. 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. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.









## GARDENS & GROUNDS

Hayes House is set well back on its plot with plenty of parking space for vehicles, dinghies and a small boat. A delightful feature of this property is the well established neatly kept private gardens and grounds, which have been beautifully designed with a Mediterranean theme creating "sun trap" decked areas that follow the sun from sunrise to sunset. There is space for dinghy's and a small boat. The gardens afford an high degree of privacy and the borders are mainly flanked with mature hedges and a variety of shrubs and trees. There is an expanse of lawn with south and west facing aspects. The front driveway provides ample space for a number of vehicles and there is detached garage.

**Stunning beautifully landscaped secluded gardens  
In all, set in about 0.26 acres**









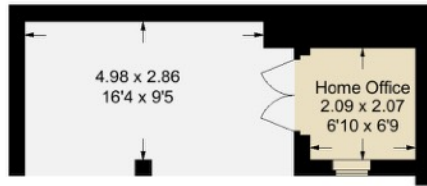


# Hayes House, Cakeham Road, West Wittering

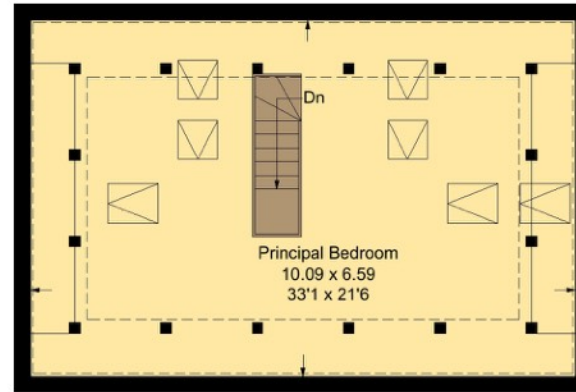
Approximate Gross Internal Area = 275.7 sq m / 2968 sq ft

Outbuildings = 47.4 sq m / 510 sq ft

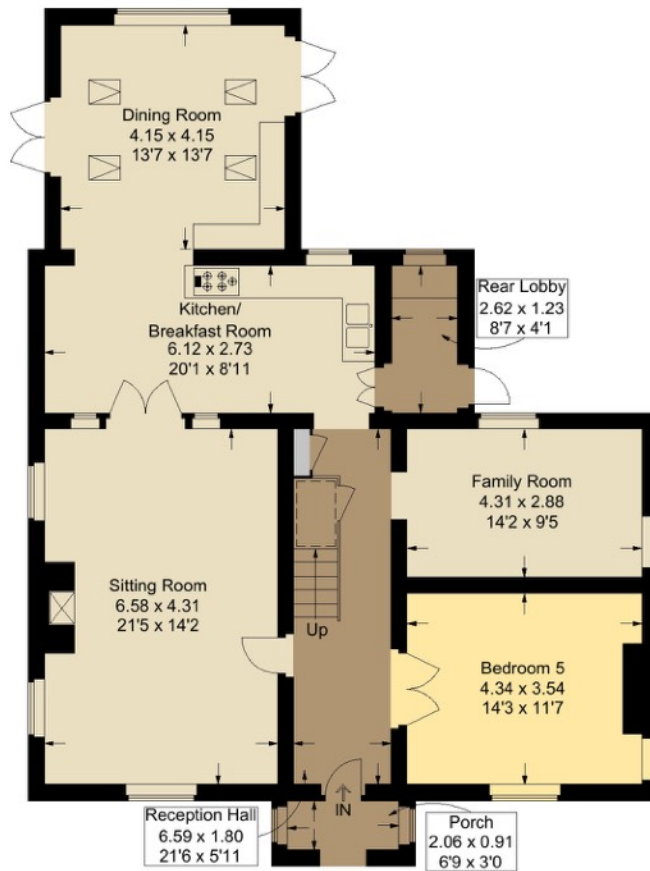
Total = 323.1 sq m / 3478 sq ft



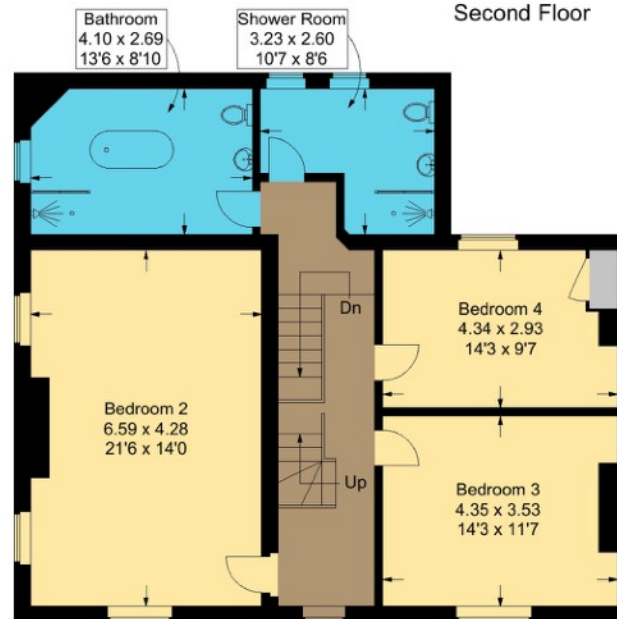
Outbuilding



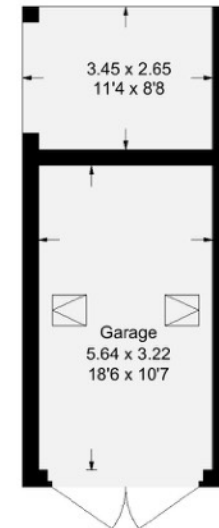
Second Floor



Ground Floor



First Floor



Outbuilding

= 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



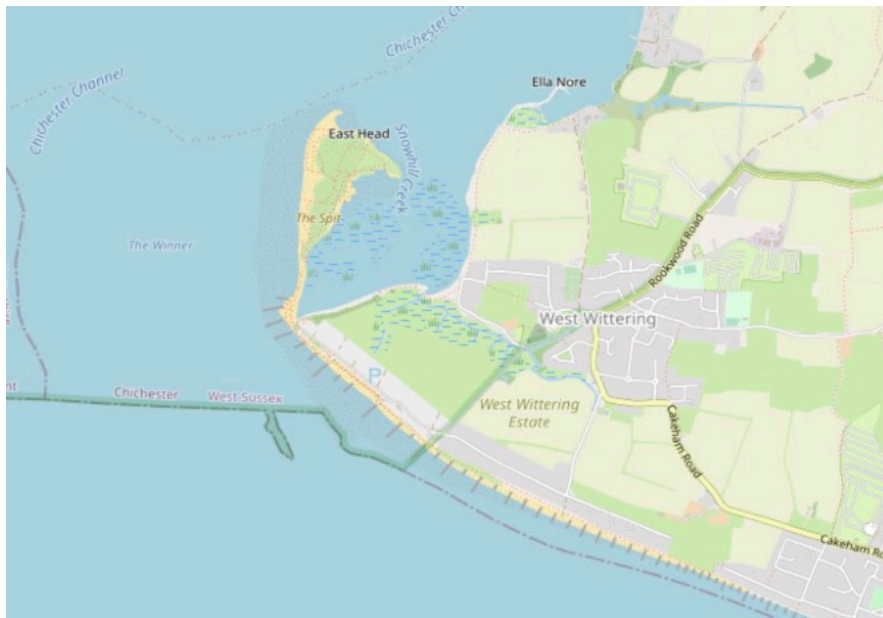
Goodwood Revival



Wonderful Sailing at Chichester



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 2024/25 £3,219.56

**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 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:** 2024

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### Viewing by Appointment

Michael Cornish - Chichester

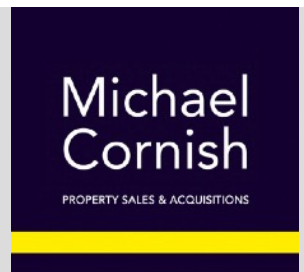
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West Wittering miles of sandy beach nearby

Michael  
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