



The Cottage nr sandy beach
Pound Road, West Wittering, Chichester, West Sussex

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

4 Double bedrooms
3 Bathrooms (one en-suite)
Study/Bedroom 5
Large spacious landing
Stairs to large boarded loft area
Reception hall, Inner hall
Rear Lobby, Utility room
Sitting room with fireplace
Kitchen/Breakfast room
Dining room with fireplace

OUTSIDE

Long driveway and a Garage with ample parking
for a number of vehicles and dinghies/small boat
Large timber storage shed
Beautifully landscaped secluded rear garden

Set in about 0.3 acres

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



The Cottage

Pound Road, West Wittering, West Sussex PO20 8AJ

A handsome period detached house of immense charm and character, beautifully presented comprising 5 bedrooms, 3 bathrooms and 2 receptions with a garage, plenty of parking for vehicles and boats, on large corner plot with secluded gardens in all set in about 0.3 acres, in the heart of a highly desirable coastal village, within an easy walk to the sandy beach.

THE PROPERTY

The Cottage is a charming period detached house of immense character with spacious accommodation of excellent proportions. The house is located in a prominent position in the heart of the village within an easy level walk to the beach set on a corner plot set in about a third on an acre with a very private rear garden. The accommodation has a warm and welcoming atmosphere throughout and plenty of natural light with tall ceilings and large sash windows. Upon entering the house there is a reception hall with a door leading to the impressive double aspect sitting room featuring fireplace with a wood burning stove. The kitchen/breakfast room has an excellent range of units and appliances and there is a rear lobby, a utility room and a cloakroom/wc and shower. There is a large dining room with a fireplace and a door leading to bedroom four. From the entrance hall the staircase leads up to a spacious bright landing, leading to three further double bedrooms, including the principal bedroom with en-suite bathroom and there is a study/bedroom five, currently used as a laundry room. There is a large family bathroom. From the landing a staircase leading up to a large loft area with a skylight window, which may have further potential subject to planning consent. The house is one of the rare period properties in the heart of the village of West Wittering.

**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 Blue Flag award sandy beach stretching miles and there are spectacular sand dunes at the National Trust East Head and at Roman Landing 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.

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.





GARDENS & GROUNDS

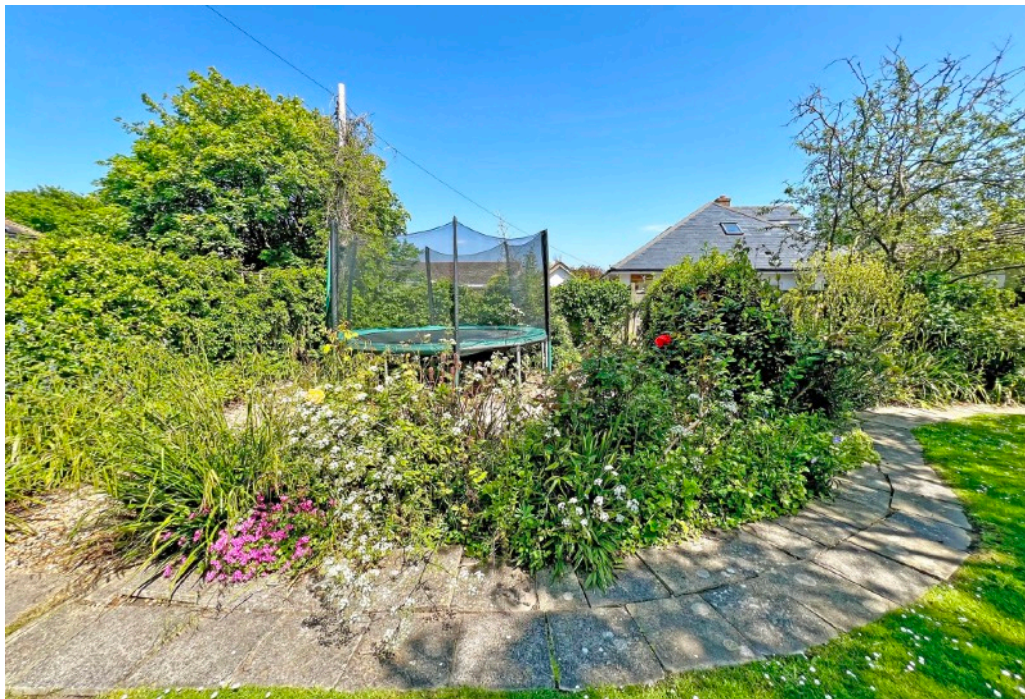
The Cottage is located on a prominent corner plot in the heart of the sailing village, with plenty of parking space for vehicles, dinghies and small boats. A noteworthy feature of this property is the well established neatly kept private gardens and grounds with a large expanse of lawn and "sun trap" areas to follow the sun from sunrise to sunset. The gardens afford an high degree of privacy and the borders are mainly flanked with a variety of shrubs and trees. The side driveway provides ample space for a number of vehicles and there is further driveway at the rear providing parking for several vehicles and there is a detached garage.

**Stunning beautifully landscaped secluded gardens
In all, set in about 0.3 acres**









The Cottage, Pound Road, West Wittering PO20 8AJ

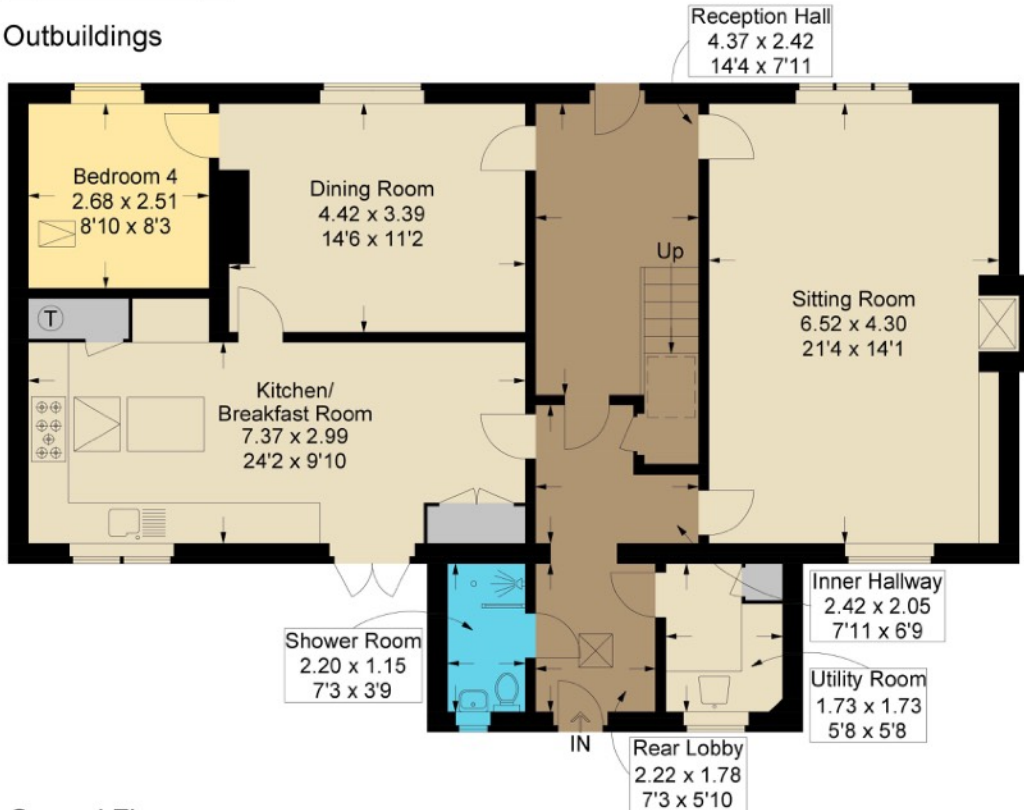
Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft

Outbuildings = 26.2 sq m / 282 sq ft

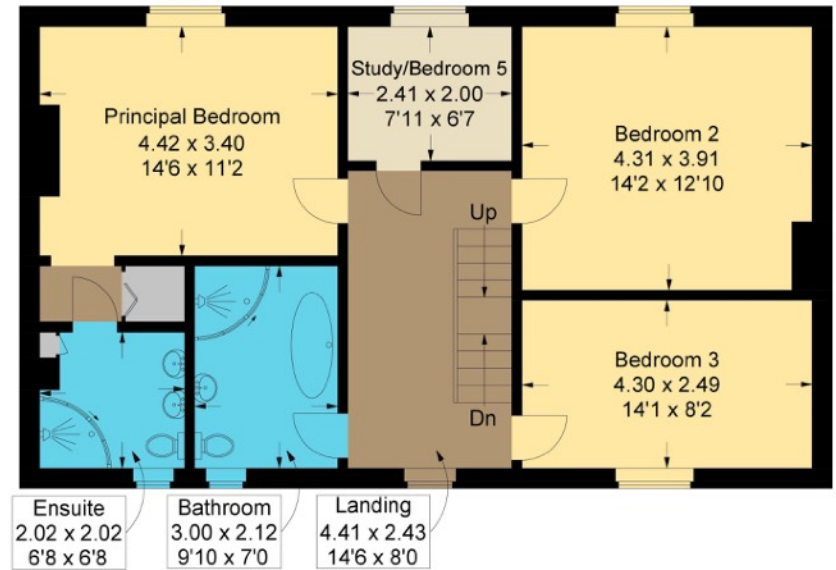
Total = 208.3 sq m / 2242 sq ft



Outbuildings



Ground Floor



First 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



Sand dunes at East Head



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: G Year 2024/25 £3,714.89

EPC Rating: D

LOCAL AUTHORITY: Chichester Council 01243 785166



Brochure: 2024

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Viewing by Appointment

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West Wittering miles of sandy beach nearby

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