



Jasmine Cottage nr sandy beach
Seaward Drive, West Wittering, Chichester, West Sussex

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

5 Double Bedrooms
3 Bathrooms (2 en-suite)
Spacious Landing well staircase
Reception hall, Cloakroom/WC
Kitchen/Breakfast/Dining room
and Utility room, Snug/TV room
Impressive Sitting with fireplace open plan to
Stunning Garden room with oak framed vaulted ceiling

OUTSIDE

Gated driveway with parking area
for a number of vehicles and dinghy's/small boat
EV Charging point, space for garage subject to planning consent
Beautifully landscaped secluded gardens & grounds
Heated Swimming Pool, South & Westerly aspects
Planning consent for a **Loft Conversion**
CDC planning Ref: WW/15/02592/DOM.

Set in about 0.27acres

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

Jasmine Cottage

Seaward Drive, West Wittering, West Sussex PO20 8LL

Individually designed detached house of immense charm and character, including 5 double bedrooms, 3 bathrooms, stunning sitting room and garden room with oak framed vaulted ceiling, overlooking lovely secluded gardens with south and west aspects and a heated swimming pool, set in about 0.27 acres. Located in a private road in the heart of this highly desirable coastal village, within an easy walk to the nearby sandy beach.



THE PROPERTY

Jasmine Cottage is a charming individually designed detached house of immense character, well positioned within its lovely secluded gardens with south and west aspects, located in a private road in the heart of this highly desirable coastal village, within an easy walk to the nearby sandy beach. Upon entering the property there is a bright reception hall and doors lead to a cloakroom/wc and there is a ground floor with bedroom with en-suite shower room/wc. From the hall a door opens into the impressive triple aspect sitting room has a fireplace and is open land to a stunning oak framed garden room featuring a wonderful vaulted ceiling, a door leads out to a "sun trap" south facing patio area and from the sitting room patio doors open out on to the west facing "sun trap" patio with delightful tranquil views over the garden. A door from the hall leads into the double aspect kitchen/ breakfast/dining room, which has an excellent range of units with built in oven, hob and appliances and a breakfast island open plan to the dining room with patio doors opening out onto the sun terrace. The dining room leads into the snug/TV room with a door into the sitting room. A door from the kitchen opens into the utility room with a plumbing for washing machine and a wall mounted gas fired boiler. From the reception hall a well staircase with a lovely arched window leads up to the landing leading to the principal bedroom with an en-suite shower room/wc. There are three further double bedrooms a family bathroom comprising: bath, wc and shower cubicle. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout, with south and west aspects. There is planning consent for a **Loft Conversion** CDC planning Ref: WW/15/02592/DOM.

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







GARDENS & GROUNDS

A notable feature of this property is the beautiful well established and neatly kept private gardens and grounds. The house is set well back within its grounds and the driveway provides plenty of parking space for a number of vehicles and there is an EV charging point. There is space for dinghy's and a small boat and space to build a garage subject to planning consent The beautifully landscaped gardens and grounds afford an high degree of privacy and the borders are mainly flanked with mature hedges and a variety of shrubs and trees. There are "sun trap" patio areas capturing the sun from dawn to dusk surrounded with an expanse of lawn with delightful south and west facing aspects.

**Secluded south and west facing gardens and grounds
In all set in about 0.27 acres**



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

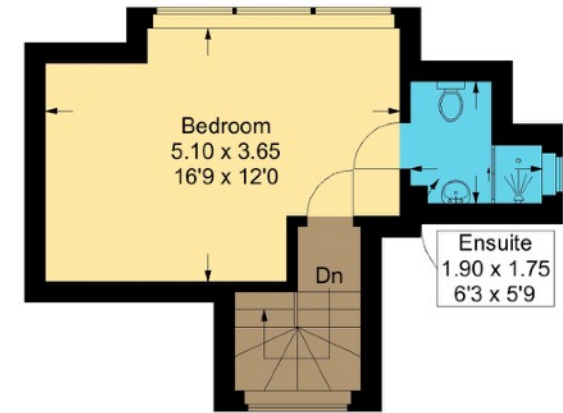
The city of Chichester has a fascinating history with remains from the Roman Conquest, including the tall defence walls, which provide a walk round the city. Much of the city centre is accessed through level pedestrianised areas leading to the ancient Chichester Cathedral founded during 1075. In the 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.

Jasmine Cottage, Seaward Drive, West Wittering

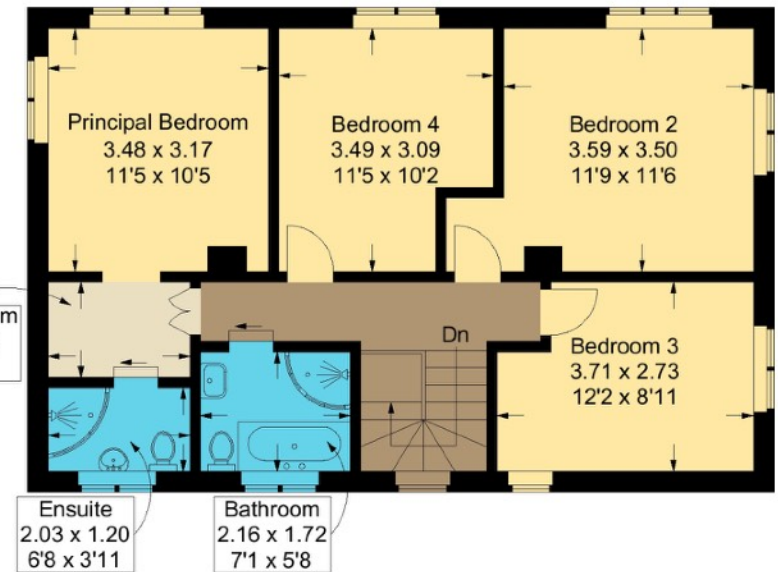
Approximate Gross Internal Area = 188.6 sq m / 2030 sq ft

Proposed Loft Conversion = 23.1 sq m / 249 sq ft

Total = 211.7 sq m / 2279 sq ft



Planning Permitted for Loft Conversion on Second 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



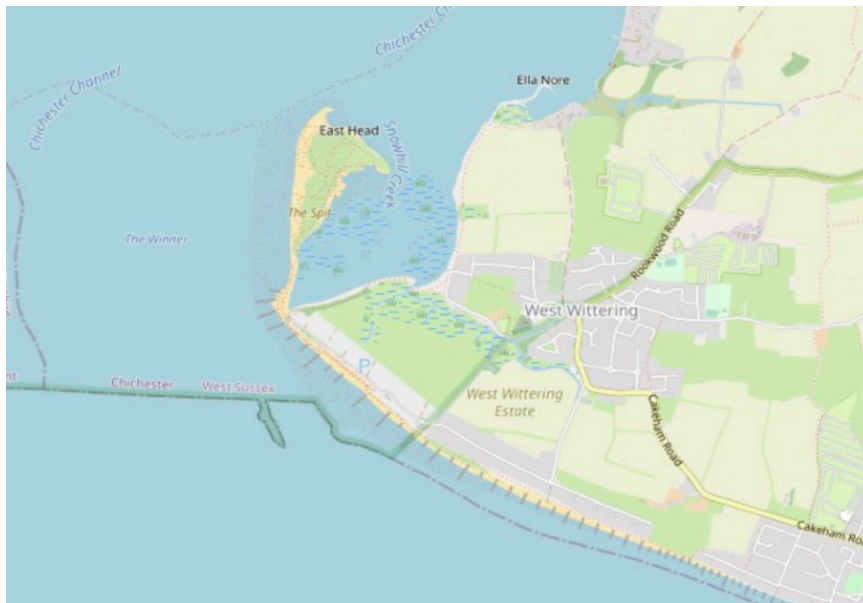
Goodwood Revival



Wonderful Sailing and Scenery



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

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.

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Viewing by Appointment

Michael Cornish - Chichester

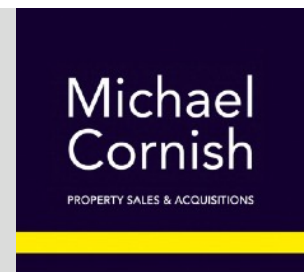
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West Wittering miles of sandy beach nearby

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