



# Spray Cabin

73 Marine Drive, West Wittering, Chichester, West Sussex

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



Spray Cabin



Wonderful sandy beach and sailing

# Spray Cabin

73 Marine Drive, West Wittering, West Sussex PO20 8HQ

A beautifully presented seafront detached house of exceptional charm and character, incorporating classic converted railway carriages and spacious accommodation comprising: 4 bedrooms, 2 bathrooms, ground and first floor sitting rooms and a balcony with breathtaking south aspect views out to sea and the Isle of Wight with a garage, two gardens and direct access to the beach.



Surfing at its best

## THE PROPERTY

4 Double Bedrooms  
2 Bathrooms (one en-suite)

Entrance porch, Cloakroom/wc  
Sitting room/Kitchen/breakfast room  
with south aspect sea views and patio doors  
leading to south aspect garden

First floor Sitting room with patio doors leading to  
Balcony with south aspect amazing sea views

## OUTSIDE

Gated private enclosed front garden  
with parking area for a number of vehicles and dinghies  
Detached garage

**Breathtaking views out to sea  
and direct access to the beach**

## THE PROPERTY

Spray Cabin is a spectacular seafront detached house with breathtaking views out to sea and a south facing garden with direct access to the beach. The house is beautifully presented and full of charm with immense character. Upon entering the property there is a lobby and door to a stunning kitchen/breakfast room with a full range of wall and base units, worktops and appliances with a central island, which is open plan to the sitting room with doors leading out to the enclosed patio south facing garden and sea view. The ground floor includes: a cloakroom/wc and separate bathroom/wc and stunning converted classic railway carriages forming an integral part of the spacious accommodation, providing three bedrooms and a small dining room, creating a wonderful nostalgic comfortable ambience. There is a first floor principal bedroom with en-suite bathroom. The large first floor sitting room has a balcony with amazing views out to sea.





## WEST WITTERING

West Wittering is a highly regarded village with a renowned beautiful sandy beach stretching for miles and a long established Sailing club. 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 open countryside. Further facilities include: public tennis courts, a popular pub/restaurant called The Witterings, and a small cafe. The privately owned parking area fronting onto the beach has a superb large cafe/restaurant close to the beachfront. St Peter and St Paul Church is located in the heart of the village. The nearby village of East Wittering is about 2 miles and has a modern Medical Centre and a Dental Surgery both located within the excellent shopping centre, which has a wide variety of independent shops, a good choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets. Located about two miles north of West Wittering village and nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.















## CHICHESTER

West Wittering beach is about 8 miles south of the historic city of Chichester, founded by the Romans during the first century AD with a fascinating history and a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk round 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. 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. 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 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: Chichester University, The Portsmouth Grammar, Bishop Luffa, Chichester University, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

## COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities and attractions 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 miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings, which has been awarded the 'Blue Flag' international status for excellence. A few miles to the south east is Bracklesham Bay a designated area of Special Scientific Interest for wild life and with a lovely beach it's ideal for bathing in the sea, as many people do who belong to the Bracklesham Bay Bluetits, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and registered vessels and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and 14 sailing clubs. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.





### **GARDENS & GROUNDS**

Spray Cabin is particularly well situated on an enclosed gated plot, opening onto a long partly gravelled driveway providing ample parking space for a number of vehicles a small boat and dinghies. The driveway is flanked with a neatly kept lawn and there is a garage and side access to the paved patio garden with a south aspect with a delightful flint wall and gated access leading to the beachfront and sea views.

**Sea views and direct access to the beach at West Wittering**

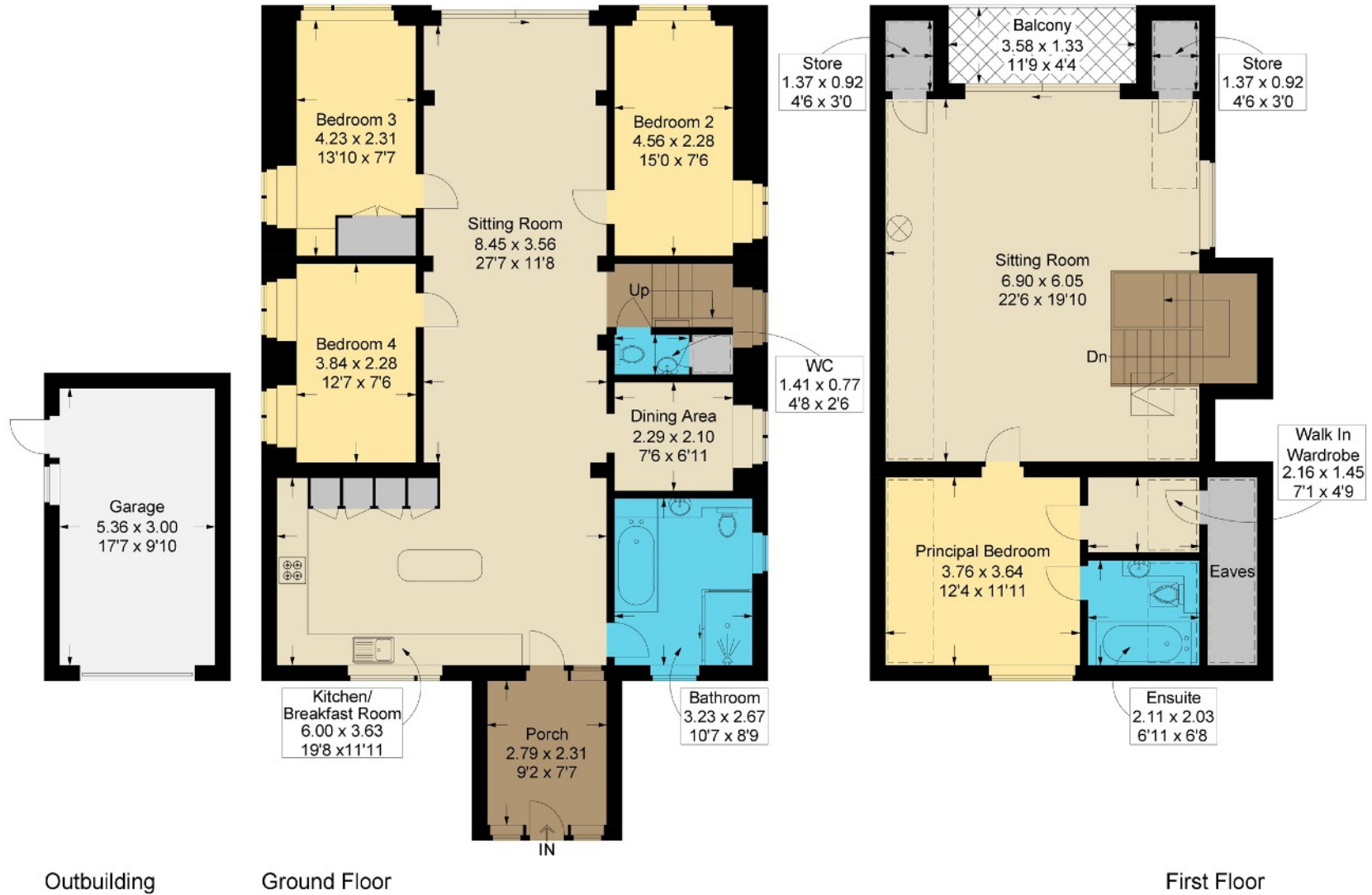


# Spray Cabin, 73 Marine Drive, West Wittering, PO20 8HQ

Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft

Outbuilding = 16.6 sq m / 179 sq ft

Total = 208.1 sq m / 2240 sq ft



= 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



Sailing from nearby Itchenor



Chichester Marina



### COMMUNICATION TRAVEL LINKS

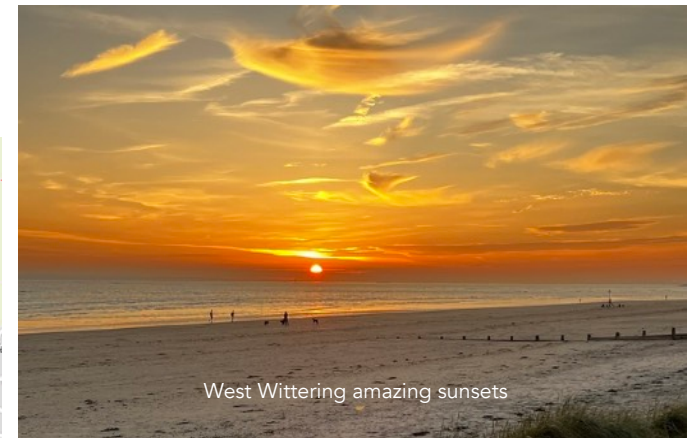
Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick 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: E** Year 2024/25 £2,724.25

**EPC: D**

**LOCAL AUTHORITY** Chichester Council 01243 785166



West Wittering amazing sunsets

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### Viewing by Appointment

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