



Marine House

Marine House

44 Marine Drive, West Wittering, Chichester, West Sussex PO20 8HQ



THE PROPERTY

Large Reception hall, large Cloakroom

Stunning Kitchen/Diner with a separate Pantry

4 Double bedrooms (two ground floor)

First floor Principal Bedroom with Juliet balcony and glimpses of the sea.

Separate first floor cloakroom, 2 Large Luxury Bathrooms (en-suite).

Fabulous first floor Sitting room with a vaulted ceiling,
wood burning stove and Juliet balcony.

OUTSIDE

A long driveway with an electric gate and
ample parking area's for a number of vehicles, dinghies and a small boat.

The Garage has an attached office with an ensuite shower room/wc.

Delightful rear garden and enclosed front garden with a south aspect.

A very short walk to a spectacular beach

Marine House

44 Marine Drive, West Wittering, West Sussex

A stunning and beautifully appointed individually designed detached house of character with particularly spacious versatile accommodation, including 4 double bedrooms, 2 bathrooms, superb kitchen/diner, fabulous first floor sitting room with remarkable vaulted ceiling and Juliet balconies with a glimpse of the sea, only a very short walk to a spectacular beach.



Surfing at its best



Wonderful sandy beach and sailing

THE PROPERTY

Marine House is a stunning and beautifully appointed individually designed detached house of character with spacious versatile accommodation and a bright and airy atmosphere throughout, built about nine years ago to an innovated design with stylish features. Upon entering the house there is an impressive welcoming reception hall with patio doors opening out onto the rear garden. From the hall a door leads to a large cloakroom with sink, boiler and water tank and space for coats. Further doors from the hall lead to two large double bedrooms, one of which has a large en-suite bathroom with double wash hand basin, shower and wc. From this second bedroom patio doors open out onto the enclosed private south facing front garden. The second bedroom also has a useful storage room. The stunning double aspect kitchen/diner has an excellent range of wall and base units with worktops and a central island and there are built in appliances including, a double oven, gas/electric hob with extractor hood and patio doors that lead out on to the decking and enclosed south facing front garden. The hall stairs rise to the fabulous and stunning double aspect sitting room with a lovely tall vaulted beamed ceiling and the room features a wood burning stove and double doors opening inwards from the Juliet balcony with glimpses of the sea beyond the road with a south facing aspect. There is a separate cloakroom/wc on the landing area. There are two double bedrooms including the first floor Principal Bedroom with double doors opening inwards from the Juliet balcony with a glimpse of the sea and there is a superb large en-suite luxury bathroom.

Just a few steps or so across the road to the spectacular beach







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. There are usual super stores including: John Lewis and food stores; Waitrose, two M&S city centre (food and clothing) and another M&S food store on the eastern fringe, Tesco and Sainsbury's. 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.





WEST WITTERING

West Wittering is a highly desirable coastal 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 some of the every day needs, nearby horse riding, stables and open countryside. Further facilities include: public tennis courts, a popular pub/restaurant namely, The Witterings and a popular small cafe called The Landing. The privately owned parking area fronting onto the sandy beach has a superb large cafe/restaurant very close to the beachfront. St Peter and St Paul Church is located in the heart of the village next to the small West Wittering Parochial Church of England School.

The nearby village of East Wittering is about 2 miles form West Wittering village 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. There is a popular pub/restaurant namely, The Shore Inn. Also located about two miles north of West Wittering village the nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and The Inn Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.

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.





















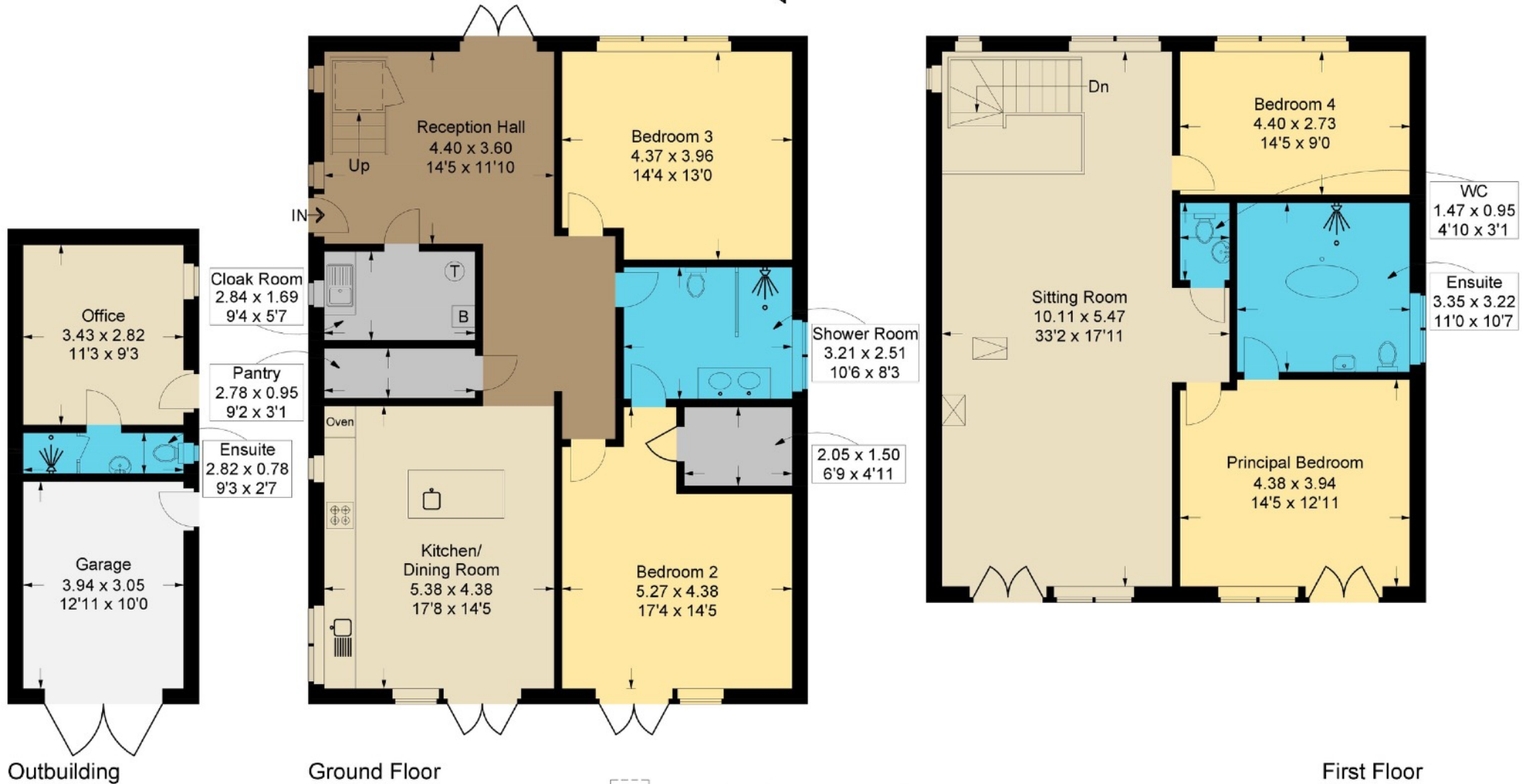
GARDENS & GROUNDS

Marine House is set well back on its plot and approached through an electric timber gate leading to a large gravelled driveway with plenty of parking space for several vehicles, dinghies and a small boat and there is an enclosed private front garden with "sun trap" decked area facing south. The rear garden features a "sun trap" paved patio, a variety of small trees, shrubs and raised flower beds. There is a small garage and attached office with an ensuite shower room/wc.



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Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft
 Outbuilding = 26.6 sq m / 286 sq ft
 Total = 227.1 sq m / 2444 sq ft



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



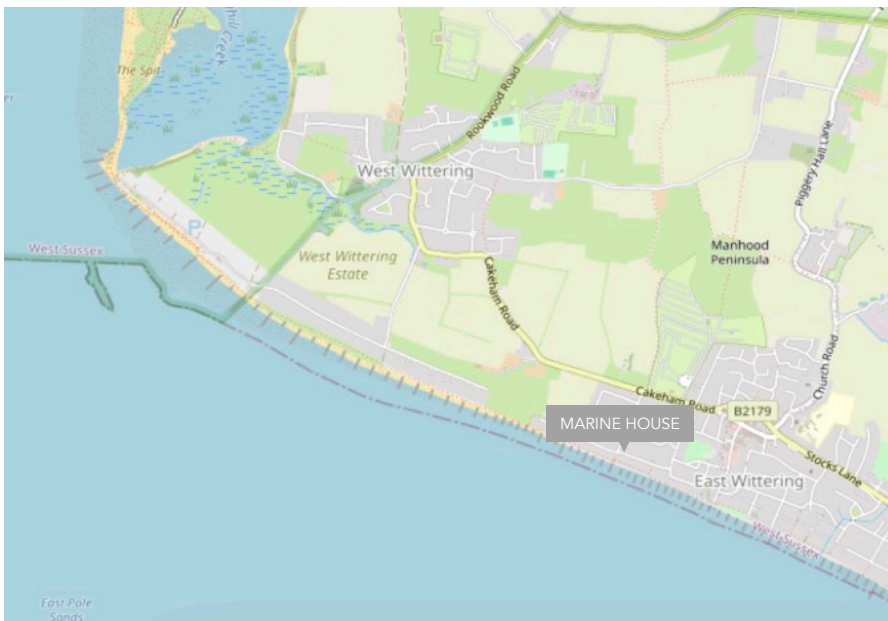
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station 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), 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, water, gas and drainage

Council Tax Band: F Year 2024/25 £3,219.56 **EPC Rating:** B

LOCAL AUTHORITY: Chichester Council 01243 785166



West Wittering amazing sunsets

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Viewing by Appointment

Michael Cornish - Chichester

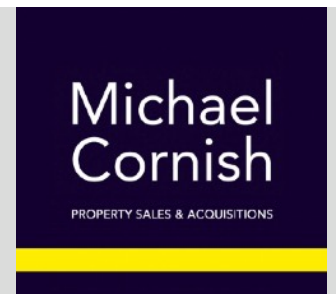
M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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Wonderfull sandy beach at West Wittering

Michael
Cornish

PROPERTY SALES & ACQUISITIONS

