



Sundowner
32 Marine Drive

Sundowner

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

Michael
Cornish
PROPERTY SALES & ACQUISITIONS





Sundowner

32 Marine Drive, West Wittering, West Sussex

A stunning and superbly appointed individually designed detached house, set on a large plot with versatile accommodation, 5 bedrooms, 4 bathrooms, large sitting room and kitchen/dining room, a spectacular large principal bedroom with a balcony and views of the sea, well located only a very short walk to the beach.



THE PROPERTY

- 5 Double bedrooms (one ground floor)
- 4 Bathrooms (2 ensuite)
- Principal Bedroom with balcony and sea views
- Spacious landing
- Large Reception hall, Shower Room/wc
- Stunning Kitchen/Dining room
- Utility Room
- Fabulous triple aspect Sitting room with double aspect fireplace

OUTSIDE

- Driveway with ample parking area for a number of vehicles, dinghies and a small boat
- Integral Garage
- Delightful rear garden

A short walk to an amazing beach

THE PROPERTY

Sundowner is a stunning and superbly appointed individually designed detached house with spacious versatile accommodation and a bright and airy atmosphere throughout set on a generous plot with a good frontage and plenty of parking spaces for a number of vehicles, dinghies and a small boat. Upon entering the house there is an impressive welcoming reception hall with doors leading to a triple aspect sitting room with a central double aspect central fireplace and open plan dining room with bi-fold doors opening out to the rear garden decking. The dining area is open plan to the superb well appointed kitchen with extensive worktops and breakfast bar, including an excellent range of wall and base units with worktops and a range of built in appliances, oven and hob. From the reception hall a door leads to the ground floor 5th bedroom/study with an ensuite bathroom and independent door to the side entrance. From the hall stairs rise to the spacious landing with doors leading to the particularly large principal bedroom with a superb balcony and views of the sea. From the landing doors lead to three further bedrooms and a family bathroom.

Just a few steps or so to the wonderful beach





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 majority of 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 from 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.











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: Ashling Park Estate Vineyard and Restaurant, Tinwood Estate Vineyard, 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

Sundowner is set well back on its plot and approached through an five bar timber gate, leading to a large gravelled driveway and an integral garage in front of which there is plenty of parking space for several vehicles, dinghies and a small boat, flanked by a neat level lawn and separate side entrance to the rear garden featuring a morning "sun trap" decked patio area overlooking a large expanse of neatly kept level lawn.

Well located a short walk to the beach





Sundowner, 32 Marine Drive, West Wittering PO20 8HQ

Approximate Gross Internal Area = 210.1 sq m / 2262 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 3.0 sq m / 32 sq ft

Total = 213.1 sq m / 2294 sq ft



Ground Floor



First Floor

= 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



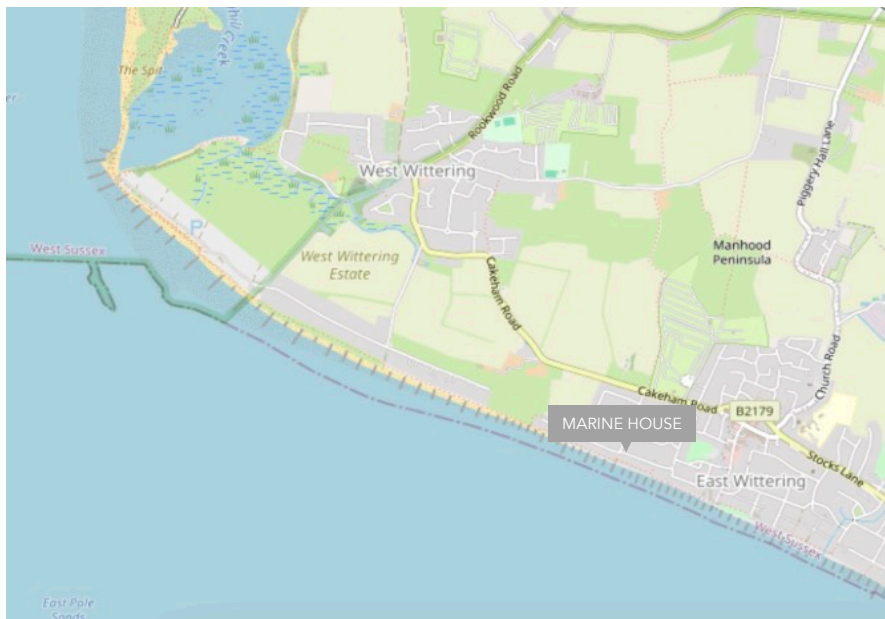
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



COMMUNICATION TRAVEL LINKS

Chichester mainline rail station 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.

Tenure: Freehold

SERVICES: Mains electricity, water, gas and drainage

Council Tax Band: F Year 2025/26 £3,374.70 **EPC Rating:** C

LOCAL AUTHORITY: Chichester Council 01243 785166



West Wittering amazing sunsets

Brochure: Reproduction only allowed with Authors written consent

Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

DISCLAIMER NOTICE: MICHAEL CORNISH LIMITED and any member of the company and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of MICHAEL CORNISH LIMITED or the vendor/landlord, (iii) the statements contained within these particulars should not to be relied upon as a statement of fact or representation (iv) any interested purchaser/tenant must satisfy themselves by inspection, professional survey or otherwise as to the correctness of each of the statements or plans and elevations illustrated that could be subject to local authority planning permission, contained within these particulars, (v) the vendor/landlord does not make or give either MICHAEL CORNISH LIMITED or any person in their employment any authority or give representation or warranty whatsoever in relation to this property. (vi) The appliances, equipment, fittings or services have not been tested and cannot be verified as to whether they are in working order. (vii) Photographs, maps, all plans and dimensions are approximate in these particulars and shown for illustration purposes and as a guide only and should be checked for accuracy by the buyer or the buyers surveyor or representatives. (viii) These particulars do not refer to any restrictive covenants or rights of way, wayleaves or easements on the land of the property and the buyer or their professional representatives should check the title register before purchasing the property. (ix) These particulars do not refer to or give warranty to the structural condition of the property and the buyer should take advice from their own structural surveyor before purchasing this property. Registered Office: Wellesley House, 204 London Road, Waterlooville, Hants PO7 7AN Registered in England & Wales: MICHAEL CORNISH LIMITED Company No. 11293959

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



Wonderfull sandy beach at West Wittering

Michael
Cornish

PROPERTY SALES & ACQUISITIONS