



The Old Exchange

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Cakeham Road, West Wittering, Chichester, West Sussex PO20 8AA

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





Wonderful sandy beach and sailing

The Old Exchange

Cakeham Road, West Wittering, West Sussex

A stunning and superbly appointed individually designed detached house with bright and particularly versatile accommodation, comprising 6 bedrooms, 2 bathrooms, spectacular double height vaulted ceiling sitting/dining room open plan snug, private gardens well located only a short walk to an wonderful sandy beach.



Surfing at its best

THE PROPERTY

6 bedrooms (4 ground floor)
2 Bathrooms (1 en-suite)
Principal Bedroom with Dressing room
Spacious Galleried Landing
Entrance Porch, Inner Hall, Cloakroom/wc
Large Kitchen/Breakfast room
Spectacular Double height Vaulted beamed ceiling
Sitting room/Dining room and Snug/TV room
and wood burning fireplace

OUTSIDE

Gated driveway with ample parking area
for a number of vehicles, dinghies and a small boat
Integral Garage
Delightful private rear garden

**A short walk to an amazing sandy beach
with breathtaking sea views**

THE PROPERTY

The Old Exchange is a stunning and superbly appointed recently modernised individually designed detached house with spacious versatile accommodation and a bright and airy atmosphere throughout, set well back on its plot with a good frontage and plenty of parking spaces for a number of vehicles, dinghies and a small boat. Upon entering there is an entrance porch leading to an impressive double aspect sitting/dining room with a spectacular double height beamed vaulted ceiling with a gas log effect fireplace and featuring a delightful galleried landing. From the sitting room there is an open plan snug/TV room and from the sitting room area double doors open into the large kitchen/breakfast room with a comprehensive range of wall and base units, worktops and appliances and door opens out to the rear garden and another door opens into the integral garage. From the sitting room a door leads into the inner hall with doors leading to the a cloakroom/wc, four bedrooms and a family bathroom. From the sitting room stairs rise to the spacious galleried landing with doors leading to the 5th bedroom and a door leading into the large principal bedroom suite which includes an en-suite bathroom and large dressing room.

Just a short walk to an amazing sandy 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 at The Lamb Inn and The 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: 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.



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.











GARDENS & GROUNDS

The Old Exchange 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 and a delightful private sundeck area with a south aspect. There is a separate side entrance access screened by a mature beech hedge leading to the rear garden with a further decked seating area with raised flower bed, leading to the neatly level lawned enclosed garden with a timber shed and a close board timber fencing providing a high degree of privacy.

Well located a short walk to the sandy beach





The Old Exchange, Cakeham Road, West Wittering, PO20 8AA

Approximate Gross Internal Area = 252.6 sq m / 2718 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 33.4 sq m / 360 sq ft

Total = 286 sq m / 3078 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



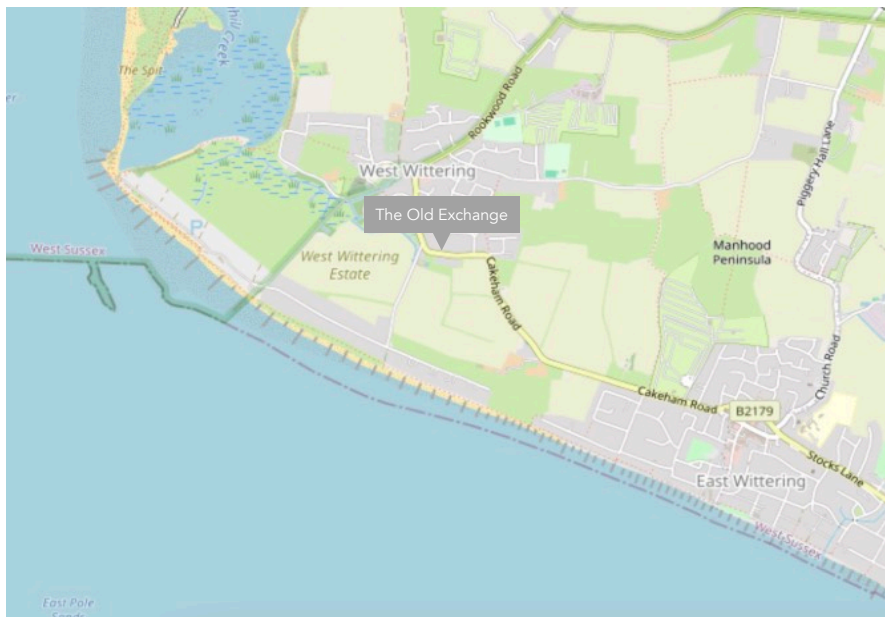
Goodwood Revival



West Wittering sandy beach



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

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Viewing by Appointment

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