



130 Almodington Lane  
Almodington, Chichester, West Sussex

Michael  
Cornish  
PROPERTY SALE & MANAGEMENT



#### THE PROPERTY

4 Double bedrooms  
2 Bathrooms (one en-suite)  
Landing, Separate WC

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Entrance Porch  
Sitting Room, Dining Room  
Kitchen/Breakfast room  
Conservatory  
Shower/Utility room/WC  
Inner Hallway leading to:

**Annexe:**

Bedroom 5  
Kitchen/Dining/Sitting room  
Bathroom/wc  
Rear Porch

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**OUTSIDE**

Ample parking for a number of vehicles and dinghies/small boats  
Partly walled garden with south and west aspects

**Set in about 0.39 acres**

# 130 Almodington Lane

Almodington, Chichester, West Sussex PO20 7JU

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A spacious detached house and annexe in need of modernisation with further potential approx. 2,190 sqft comprising 5 bedrooms, 4 bathrooms, 4 receptions and 2 kitchens, incorporating an Annexe with independent access, well positioned set back on its plot, with plenty of parking space for numerous vehicles and boats, in all grounds of about 0.39 acres.

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Lovely surrounding countryside nearby



Sandy beach at West Wittering and East Head

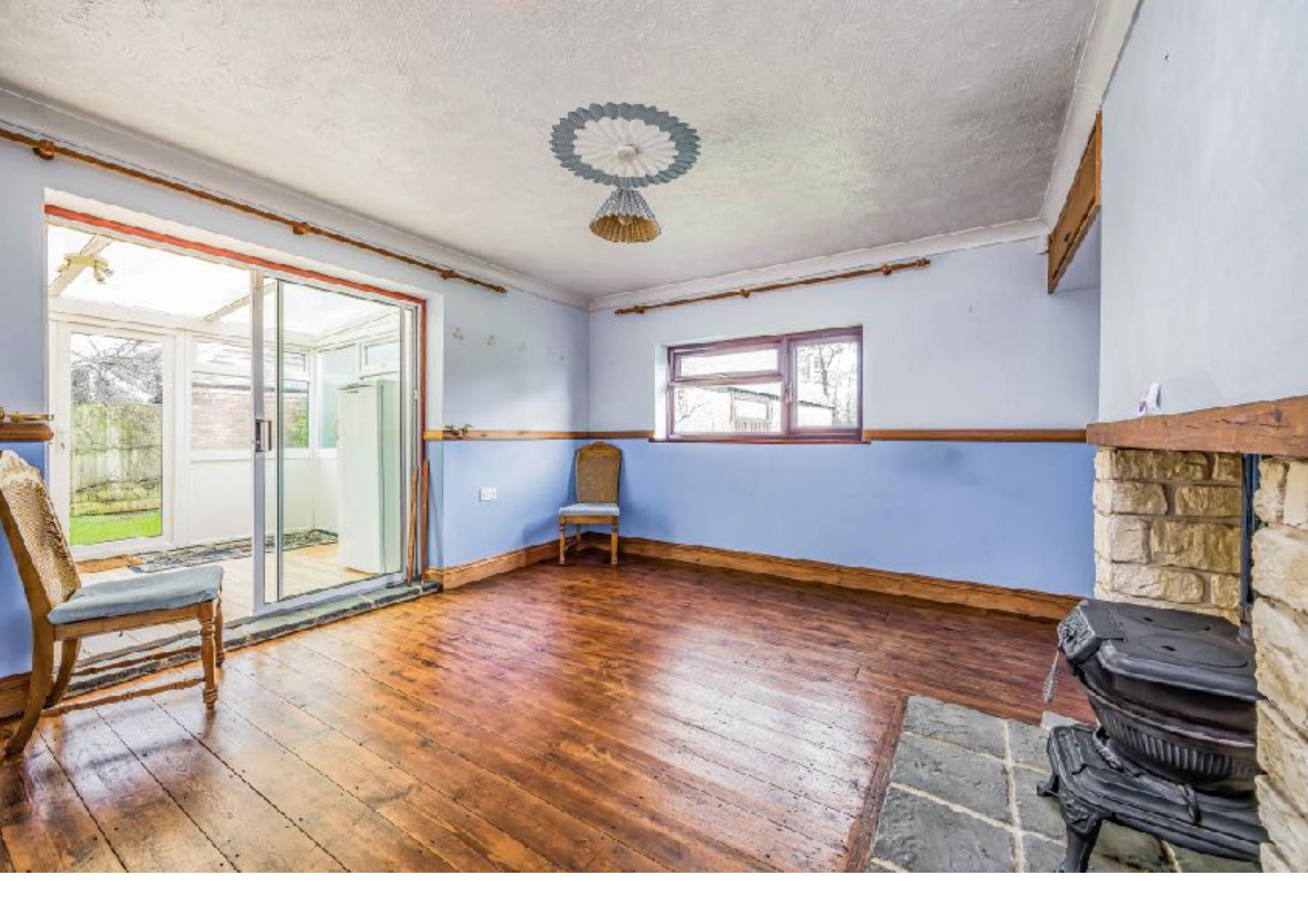
#### THE PROPERTY

A spacious detached house in need of updating with further potential, incorporating an Annexe with independent access. Upon entering the main house there is an enclosed entrance porch leading to a double aspect sitting room with a wood burning stove and patio doors leading to the rear garden. From the sitting room a door leads into the kitchen/breakfast room and a door from the first inner hall leads into the dining room with sliding doors into the triple aspect conservatory with patio doors opening out to the enclosed side garden. The inner hall includes a shower utility room/wc and a door leads to the separate inner hall of the Annexe with a door to a bedroom and a bathroom/wc and into the kitchen/dining/sitting room with a door to the porch and separate access. From the inner hall stairs rise to the first floor landing with doors leading to four double bedrooms, including the principal bedroom with an ensuite shower room/wc, there are a further three bedrooms and family bathroom. The house is well positioned towards the rear of its plot and surrounded by neatly kept lawned gardens, with a driveway for off street parking and further potential to build a car barn, or double garage subject to the usual planning consents. The grounds are partly flint walled garden and post and rail fenced with mainly south and west aspects.

**In all set in about 0.39 acres**



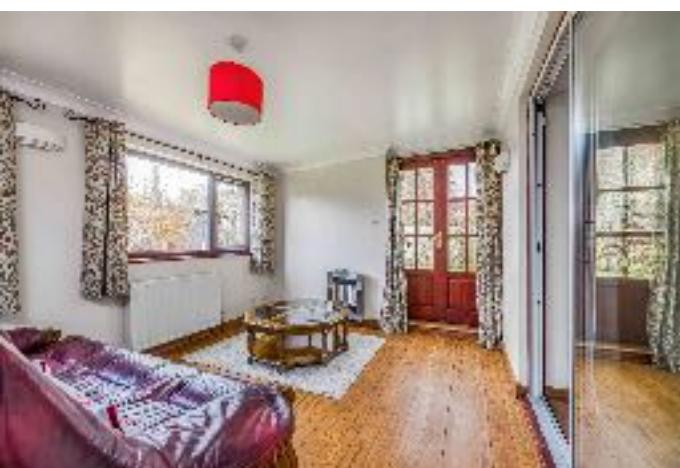






### ALMODINGTON, EARNLEY & WEST WITTERING

Almodintong is a rural area and post world war II much of the peninsula was designated for land settlement and horticultural farming use, the adjacent village of Earnley dates prior to the Norman Conquest, after which this area was granted to the Earnley family, who gave their name to the village. The small parish church dates from the 13th Century, notable for its stone walls in the shape of a ships contour. The coastal area south of Earnley is part of a Site of Special Scientific Interest (SSSI) designated for its geological interest and importance as a natural habitat and the nearby fascinating RSPB Medmerry Nature Reserve. Earnley is accessible to West Wittering and Itchenor sailing Clubs each about 3 miles away. 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.



**Attached Annexe  
with independent access**

Kitchen/Dining/Sitting room  
Bedroom, Bathroom/wc  
Rear Porch











## CHICHESTER

The city of Chichester has a fascinating history with remains from the Roman Conquest, including the defence walls providing 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. 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. Attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible including: Chichester University, Chichester High School, Chichester Free School, Bishop Luffa, The Prebendal school, Oakwood, Portsmouth Grammar School, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House

## 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.



# 130 Almodington Lane, Almodinton, West Sussex, PO20 7JU

Approximate Gross Internal Area = 203.5 sq m / 2190 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.



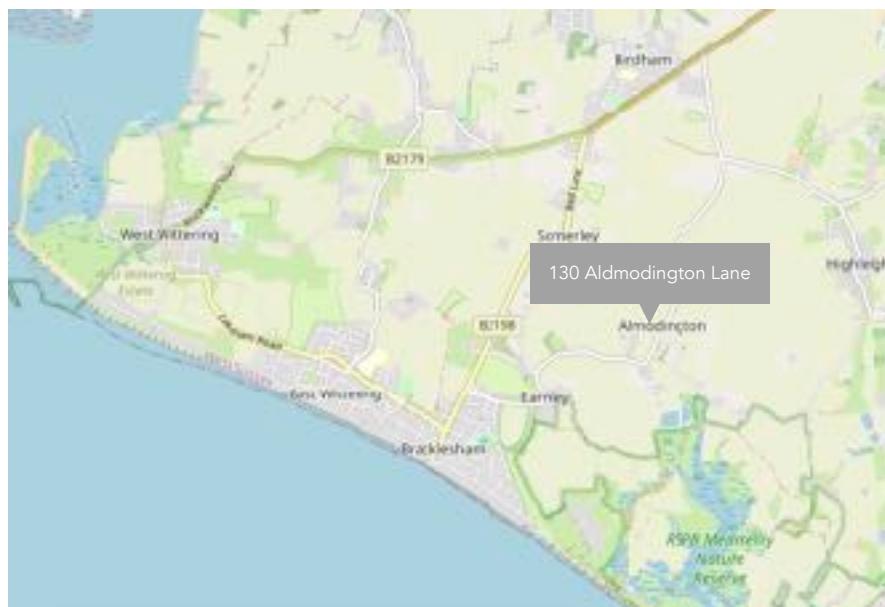
Goodwood Racecourse



Goodwood Revival



Chichester Harbour nearby



#### 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:** E Year 2025/26 £2,842.43 EPC: tbc

**LOCAL AUTHORITY:** Chichester Council 01243 785166



Chichester Marina

**Brochure:** Reproduction only allowed with Authors written consent

#### Viewing by Appointment

Michael Cornish - Chichester

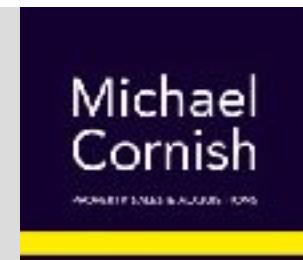
M: 07917 428464

W: 01243 790656

[property@michaelcornish.co.uk](mailto:property@michaelcornish.co.uk)

[www.michaelcornish.co.uk](http://www.michaelcornish.co.uk)

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West Wittering miles of sandy beach

Michael  
Cornish

PROPERTY SALES BROKERS LETTINGS