Sundays

11 & 11a Marine Drive West, West Wittering, Chichester, West Sussex

Michael Cornish

PROPERTY SALES & ACQUISITIONS

Sundays

11 & 11a Marine Drive West, West Wittering, PO20 8HH

A stunning and superbly appointed individual detached 3 bedroom beachfront house with an impressive 2 bedroom Annexe. The house features a first floor sitting room with a large balcony and breathtaking views out to sea and a further beachside enclosed walled sun terrace, well located in a sought after private road.

THE PROPERTY

Main House:
3 bedrooms
3 Bathrooms (2 ensuite)
Sitting room with **Balcony and sea views**
Kitchen/dining area open plan to sitting room, Reception hall
Kitchenette/Living room, Utility cupboard
Storage Room (former garage)

Annexe:
2 bedrooms
Shower room/wc
Entrance hall, Kitchen/dining/living room
Private enclosed Courtyard

OUTSIDE
Driveway with parking area for three vehicles
Delightful rear terraced garden
Beachfront private walled sun terrace,
2 outside showers, 2 car chargers

Beach front property and private terrace directly on the beach

THE PROPERTY

Sundays is a superbly appointed Detached beachfront house and Annexe with versatile accommodation and a bright and airy atmosphere throughout, located in highly sought after private road. The main house has a fabulous first floor wide balcony with magnificent south aspect sea views and there is a separate beachfront enclosed walled beach terrace. Sundays would make a fantastic multi generational holiday home, or primary home with annexe for parents or independent children, or generate additional income. The current owners have been letting the annexe as a successful Airbnb holiday let. The annexe has dual use planning as an annexe to the main house or for use as a holiday let. The main house and annexe, whilst being on the same land registry, are separately assessed for council tax purposes. The Main House is currently a band E and the annexe is reverting back from holiday let business rates to a council tax band and as yet the band is unconfirmed but was previously a band B. Upon entering the house there is an impressive reception hall and doors leading to downstairs shower room/wc, principal bedroom & ensuite, second bedroom and a third bedroom with its own ensuite and kitchenette living area with a door into the storage room (former garage). From the hall stairs rise to the open plan kitchen/dining room area and sitting room with patio doors opening onto the large approx. 22ft x 8ft balcony with a south aspect and panoramic sea views including Selsey Bill to the East, the Isle of Wight to the South West then Portsmouth, the Spinnaker Tower and on down the Solent to the West. The Annexe has a separate entrance hall and doors leading to kitchen/dining/living room and a separate shower room/wc and two further bedrooms. It is understood that the owners significantly remodelled and refurbished both properties in 2021 and 2022. During these works both the Main house and Annexe were fully rewired and re-plumbed with new electric heating, hot water systems, kitchens, bathrooms, cat 5 cabling, TV and WiFi points. In addition significant investment was made in both solar thermal for hot water, solar pv, battery storage and car charging.The house and annexe each have their own of these systems.

THE WITTERINGS

The Witterings are made up of two coastal villages being East and West Wittering both of which are highly desirable villages 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. East Wittering 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 and there is a primary school. There are multiple restaurants and cafes such as Drifters, The Boulevard, Rosario's and The Shore Inn. Also located about two miles north of the village the nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and The Ship Inn near the harbour and further north The Crown and Anchor at Dell Quay. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty.

LAMONA

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, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House.

COASTAL & COUNTRY PURSUITS

The Witterings immediate beach area is immensely popular for windsurfing, kitesurfing, spectacular wingfoiling and paddle boarding. The beach will also get waves suitable for surfing and bodyboarding and there are multiple places available for tuition in these sports locally. It is a popular beach for swimming, with an informal social swimming club who meet at the bottom of Jolliffe Road, West Wittering. 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, participating in "Dip in the Dark" events and winter swims, including a "wet and windy" session, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour and nearby Medmerry with public access. 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.

Annexe

11a Marine Drive West, West Wittering

COAST
SUSSEX

GARDENS & GROUNDS

Sundays is approached from a private road leading into its own driveway with space for three vehicles with two 7kw car chargers, one on each side of the driveway. There are 2 gates - one for the Annexe (has its own gate) with its own outside private courtyard ,outside dining area and outside shower and its own front door and another gate for access to the main house , its courtyard garden and a rear entrance to the annexe. On the southern side of the house there is gate opening out to the coastal path and a further gate leading into the **private beachside enclosed walled large terrace** with direct access to the beach and fabulous panoramic sea view.

Sundays, 11 & Annexe 11a, Marine Drive West, West Wittering, PO20 8HH

Approximate Gross Internal Area = 188 sq m / 2024 sq ft

Sea view overlooking own enclosed private sun terrace

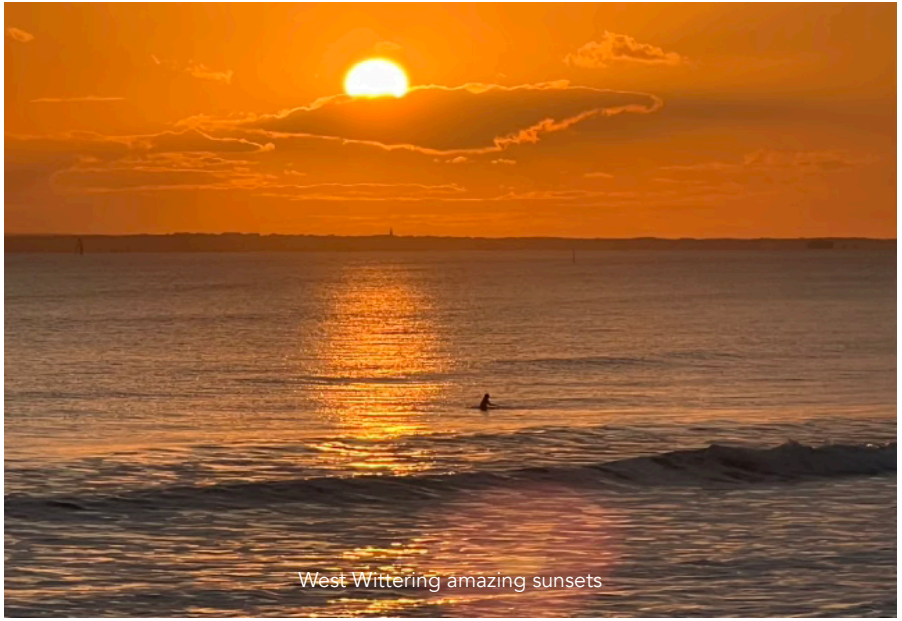
=Reduced headroom below 1.5m / 5'0

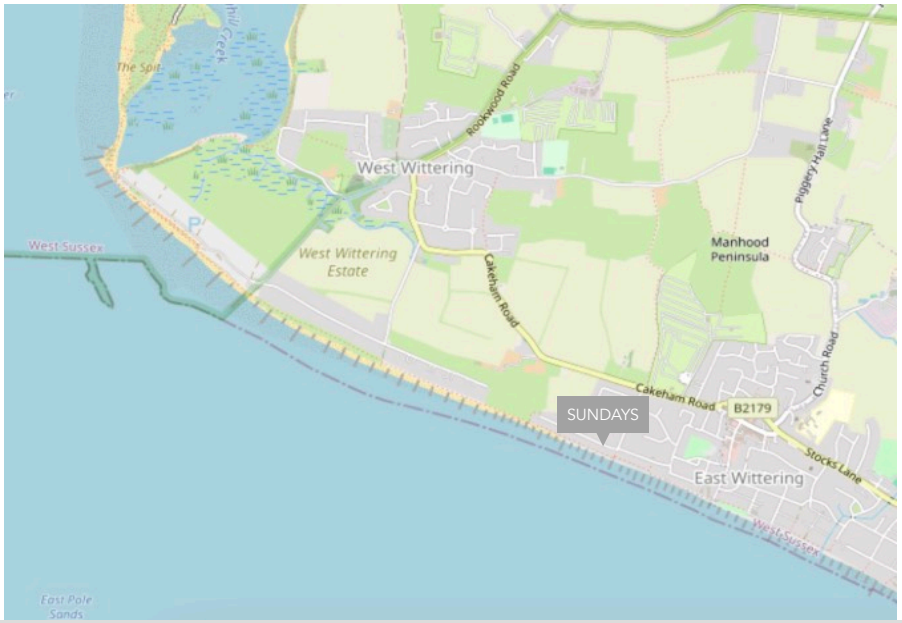
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Goodwood Racecourse

Goodwood Revival

Wonderful Sailing at Chichester


West Wittering amazing sunsets



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 **Private Road Annual Fee**: £ 95 variable.
EPC's House no. 11 Rating: tbc & Annexe no. 11a **EPC** Rating tbc
SERVICES: Mains electricity, water and drainage.
Council Tax Band: E Year 2025/26 £2,855.51 for the House No 11
Council Tax Band: Currently Airbnb Business Rate: Zero
Annexe 11a previously Rated B Year 2022 Due to be revalued 2026
LOCAL AUTHORITY: Chichester Council 01243 785166

Chichester Marina

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Viewing by Appointment

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West Wittering beach - The Solent meets Chichester harbour

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