



Price Guide £80,000

Beach Hut 37, West Wittering Beach, West Wittering, Nr Chichester PO20 8GH

**BAILEYS**



01243 672217



null



null



null



West Wittering beach is a stunning 'Blue Flag' beach situated at the entrance to Chichester Harbour an area of outstanding natural beauty. Often referred to as 'The Hamptons' due its similarity to Nantucket on the east coast of America, the beach is sandy and includes East Head, a natural sand spit with undulating dunes owned and maintained by the National Trust.

Beach Hut 37 has glorious views to Hayling Island, across to The Nab Tower and along The Solent to the Isle of Wight and offers a glorious spot for a traditional holiday base. It is conveniently placed for both the restaurant/cafe also also The Club, the surf/kite surfing club run by 2XS.

The car park has excellent facilities including lifeguard patrols during peak seasons, public toilets with showers, freshwater taps, a beautifully designed café/restaurant, ice cream kiosks and take aways.

It is very popular with families, swimmers, paddle boarders, wind surfers (in designated areas) and dog walkers. Members of the public have to pay for car parking and on some busy periods have to pre-book their space. Beach hut owners have the advantage of having one allocated car parking space included in their annual fee. They can register three numbers number plates but only one vehicle can use the car park at any one time.

Hut owners pay a fee of £530 per year from 1st April to West Wittering Estates for the licence this includes access to the beach car park for one registered vehicle via number plate recognition. PO20 8GH

Council Tax: The hut is currently discounted to zero by Chichester District Council

West Wittering Estate,  
Pound Road  
West Wittering  
Nr Chichester  
West Sussex,

Office Opening Hours  
9am–4pm

Phone: 01243 514143

Email: [info@westwitteringbeach.co.uk](mailto:info@westwitteringbeach.co.uk)

[www.baileys.uk.com](http://www.baileys.uk.com)





# Wittering Beach

**Key**

	Information		Dangerous current
	Toilet		Shower
	First Aid		Drinking water
	Parking		Recycling Bins
	No swimming		Dog ban area

**Map Details:**

- Facilities:** The Beach Café, Refreshments, Disabled Access, Lifeguard Base, Toilets, Showers, Drinking Water, Recycling Bins, Parking (P).
- Beach Zones:** Variable Lifeguard Zone (between markers 17 and 16), No Dogs May to Sept (between markers 18/17a and 14a).
- Other Features:** Salt Marsh, To Snowhill/Itchenor, Mean High Water, Groynes, Car Park, EAP.
- Scale:** 250 meters.
- Accreditation:** BLUE FLAG BEACH ZONE.



Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.

17 Shore Road, East Wittering, West Sussex, PO20 8DY  
01243 672217  
[info@baileys.uk.com](mailto:info@baileys.uk.com)  
[www.baileys.uk.com](http://www.baileys.uk.com)

