



# Compass House

5 Elmstead Gardens, West Wittering, Chichester, West Sussex PO20 8NG

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS



### THE PROPERTY

4 Double Bedrooms including  
Principal Bedroom and en-suite Bathroom  
Family Bathroom  
Spacious landing

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Reception Hall  
Study/5th Bedroom  
Shower room/wc  
Luxury Kitchen/Dining room, Utility room, Lobby  
Impressive Family room with vaulted ceiling and gas stove  
Large Sitting room with wood burning stove

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### OUTSIDE

Front garden with parking area for a few vehicles  
and space for small boat  
Secluded gardens & grounds  
Attached Double garage with loft space

**Within easy reach of West Wittering's Sailing Club and sandy beaches**



# Compass House

Elmstead Gardens, West Wittering, West Sussex

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A stunning individually designed contemporary detached house with substantial and exceptionally light accommodation comprising: 4/5 double bedrooms, 3 bathrooms (1 en-suite), stunning kitchen/dining room, large sitting room, a family room with vaulted ceiling and a delightful garden and double garage with ample parking. Located in this highly desirable coastal village, within an easy walk to an amazing sandy beach.

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## THE PROPERTY

A rare opportunity to acquire an individually designed and stunning contemporary detached house, beautifully presented and well appointed, located in the heart of a highly regarded sailing village within easy walking distance of the village shops and the sandy beach at West Wittering.

This impressive and attractive house has undergone a comprehensive program of modernisation in recent years and has been extended to provide light and airy accommodation throughout. There is a reception hall with doors leading to a study/bedroom 5, large sitting room and a superbly appointed kitchen/dining room with a set of bi-folding doors opening out to the rear garden. From the dining room a further set of sliding pocket doors also lead to the large sitting room. Double doors from the kitchen also open into the fantastic family room with a large vaulted ceiling. There is a lobby, shower room/wc and separate utility room.

From the reception hall a Neville Johnson staircase rises up to the spacious landing, which leads to 4 double bedrooms, including the principal bedroom with en-suite shower room/wc and there is a family bathroom.

**Easy reach of West Wittering village shops and Sailing Club and a short walk to the sandy beaches**

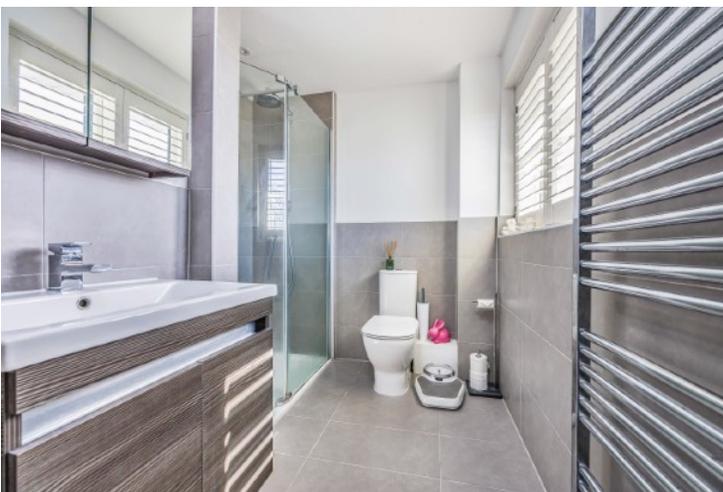












#### WEST WITTERING

West Wittering is a highly regarded coastal village with a beautiful sandy beach stretching miles and 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's Parish Church is located in the heart of the village and there is Primary School. 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 village and nearby Itchenor village, which also 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.



## CHICHESTER

West Wittering is about 8 miles south of 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. 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.

## GARDENS

Compass House is approached from a small cul-de-sac, leading into a brick paved driveway with parking for a number of vehicles and an integral double width garage. There are side entrances (single and double gates) leading to the delightful rear garden with "sun trap" patio area and neat lawn area affording a high degree of privacy with south and west aspects.

**Wonderful countryside nearby, within easy reach of the sailing club and a short walk to the sandy beach.**

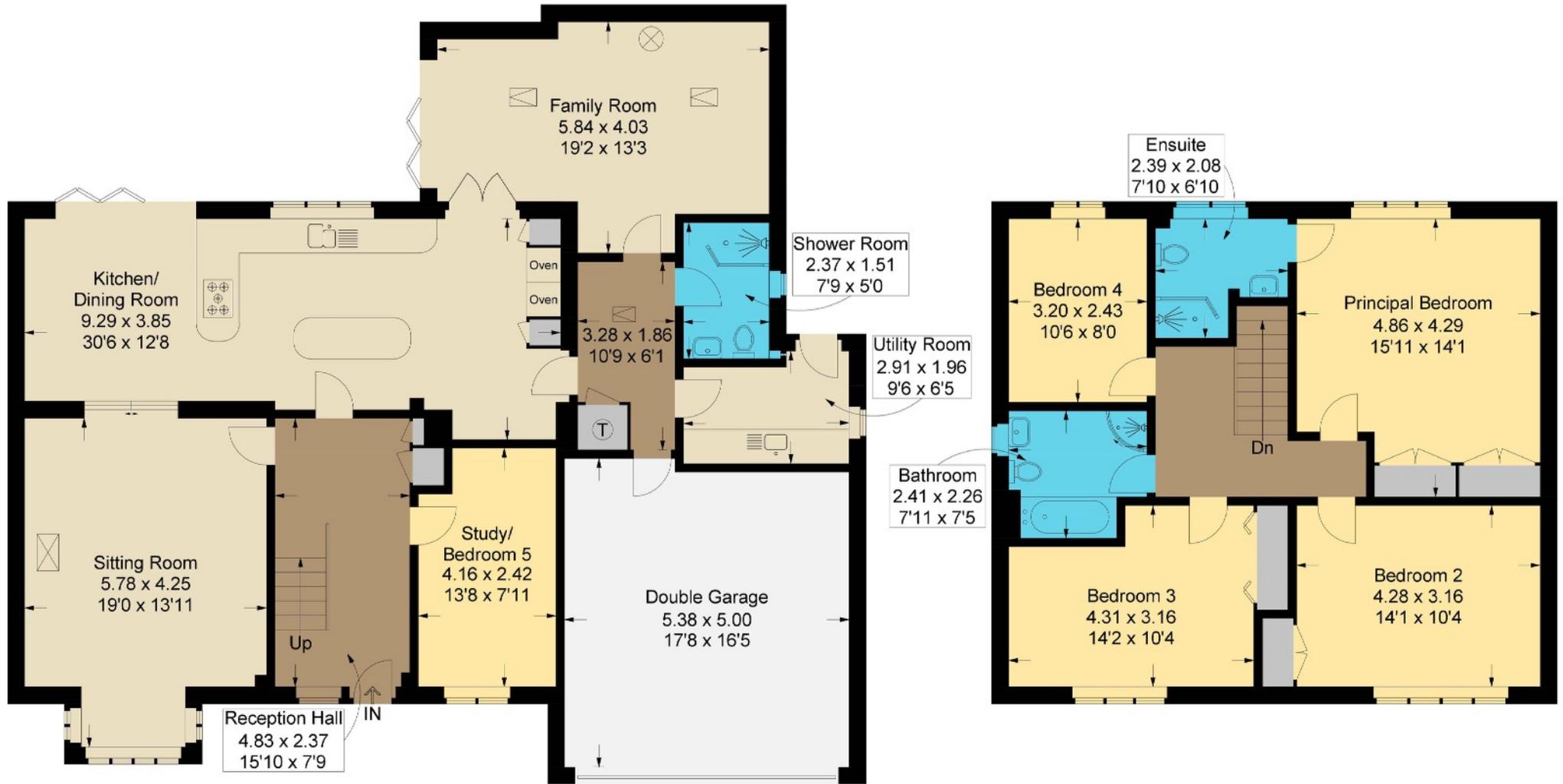






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Approximate Gross Internal Area = 221.3 sq m / 2382 sq ft



Ground Floor

First Floor

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



Chichester Marina



Goodwood Revival



Wonderful sailing and scenery



### 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:** F Year 2025/26 £3,374.70

**EPC:** Rating: C

**LOCAL AUTHORITY:** Chichester District Council T: 01243 785166

### 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 and The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings and 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.

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### Viewing by Appointment

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West Wittering miles of sandy beach

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