



Harvey Cottage, West Wittering nr sandy beach

Seaward Drive, West Wittering, Chichester, West Sussex PO20 8LL

**Michael
Cornish**

PROPERTY SALES & ACQUISITIONS



THE PROPERTY

4 Double Bedrooms
3 Bathrooms (1 en-suite)
Spacious Landing
Entrance Hall
Kitchen, Utility Room
Dining Room
Sitting with fireplace
Study
Large Conservatory

OUTSIDE

Driveway with parking area and Two Garages with store room
Large Summerhouse with Shower room/wc
Beautifully landscaped secluded gardens & grounds
South & Westerly aspects

Set in about 0.38acres

Within reach of the Sailing club and easy walk to Sandy beach

Harvey Cottage

West Wittering, Chichester, West Sussex

A character detached house built of immense charm with spacious accommodation including: 4 double bedrooms, 3 bathrooms and 3 receptions, set in lovely secluded gardens with south and west aspects, in all set in about 0.38 acres. Located in a private road in the heart of this highly desirable coastal village, within an easy walk to the amazing sandy beach.



THE PROPERTY

A charming individually designed detached house of character was originally built in about the 1930's. Upon entering the property there is an entrance hall leading to a ground floor bathroom/wc and further doors lead to a lovely triple aspect sitting room and further doors lead to the kitchen and large dining room leading into the large conservatory. A door from the kitchen which has a range of wall and base units with worktops and a door into the utility room. There is a large study. From the entrance hall a staircase rises up to the spacious landing leading to the principal bedroom with an ensuite shower room/wc. There are three further bedrooms and a family bathroom comprising: bath, wc and bidet. and there is a separate wc. The accommodation has a lovely spacious atmosphere with plenty of natural light throughout, with south and west aspects.

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

















GARDENS & GROUNDS

A notable feature of this property is the beautiful well established and cared for gardens and grounds. The house is set well back within its grounds and the driveway provides parking space for a number of vehicles in front of two garages. The beautifully landscaped gardens and grounds afford an excellent degree of privacy and the borders are mostly flanked with manicured hedges, flower beds and an interesting variety of shrubs and trees. There is a superb detached summer house with a shower room/wc and sun deck area . There are "sun trap" patio areas that capture the sun from dawn to dusk and a beautifully well kept expanse of lawn, which has delightful south and west facing aspects.

**Secluded south and west facing gardens and grounds
In all set in about 0.38 acres**









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 miles with a long established Sailing club. There is a vibrant friendly community with local shops that provide for the majority of every day needs, nearby horse riding, stables and open countryside. 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, with a wide variety of independent shops, a choice of cafes and restaurants and larger stores including the Co-op and Tesco supermarkets and there is a primary school. There are numerous restaurants and cafes such as Drifters, The Boulevard, Rosario's and The Shore Inn. 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. The Witterings is immensely popular for windsurfing, kitesurfing, spectacular wing-foiling and paddle boarding. The beach often has waves suitable for surfing and bodyboarding and there are 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. 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 meet for a healthy dip in the sea.



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. The Witterings are 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. 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.



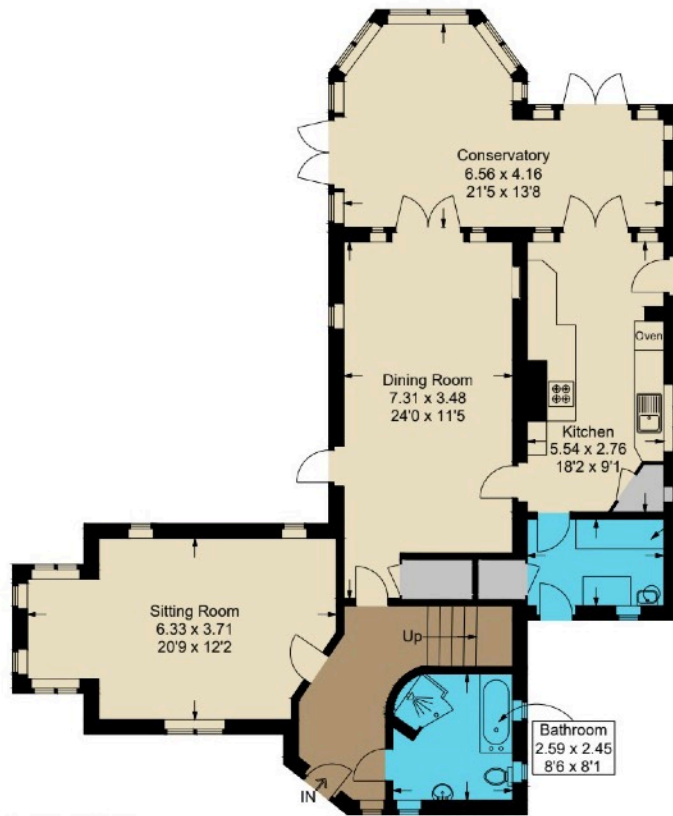


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Approximate Gross Internal Area = 227.7 sq m / 2448 sq ft

Outbuildings = 63.9 sq m / 688 sq ft

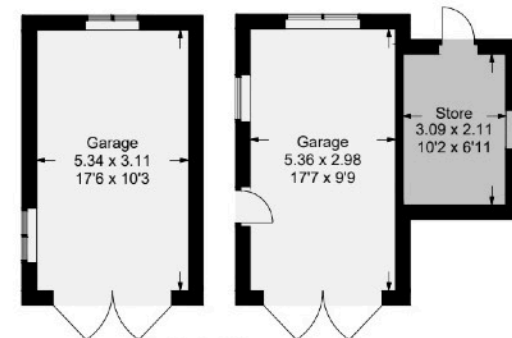
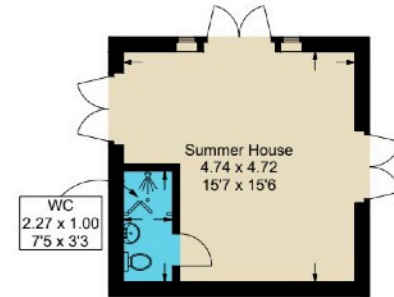
Total = 291.6 sq m / 3136 sq ft



Ground Floor



First Floor



Outbuildings

= 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 - Chichester harbour



Chichester Marina



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: G Year 2026/27 £4,082.77

WELLS FARM ESTATE Private Estate Charge variable £250pa

TENURE: Freehold **EPC:** Rating D

LOCAL AUTHORITY: Chichester Council 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. 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.

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Viewing by Appointment

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West Wittering miles of sandy beach nearby

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