Little Place

Redlands Lane, West Wittering, Chichester, West Sussex

Michael Cornish

PROPERTY SALES & ACQUISITIONS

THE PROPERTY

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

Reception Hall/Sitting Room/Dining Room
Drawing Room triple aspect
Study/Bedroom 5
Cloakroom/WC
Kitchen with walk-in pantry
Utility room, Rear Lobby

OUTSIDE

Long driveway and Double Garage, Large Workshop
Large Carport and Studio
Ample parking for a number of vehicles and dinghies/small boat
Beautifully landscaped partly walled rear garden with west aspect

Set in about 0.65 acres

Wonderful countryside nearby opposite a field designated as a wildlife site with walks and bridleways leading to West Wittering beach

Sandy beach at West Wittering

Little Place

Redlands Lane, West Wittering, West Sussex PO20 8QE

A handsome Grade II Listed period detached house of immense charm and character, approx. 2,420 sqft comprising 4 bedrooms, 2 bathrooms and 3 receptions with a garage complex approx. 1,930 sqft, plenty of parking for vehicles and boats, on a corner plot with delightful gardens in all set in about 0.65 acres.

Sandy beach at West Wittering and East Head

THE PROPERTY

Little Place is a handsome Grade II Listed period detached house of immense charm and character with spacious accommodation of good proportions. The accommodation has a warm and welcoming atmosphere throughout and plenty of natural light. Upon entering the house there is a reception hall open plan to the sitting room with large fireplace and wood burning stove and dining room with a door leading to the triple aspect impressive drawing room. A door from the sitting room leads to a lobby and cloakroom/wc and a door from the lobby leads into the Study/Bedroom. The kitchen has an excellent range of wall and base units and there are built-in appliances. A door leads into a utility room with a door leading into the rear lobby and out to the rear garden. From the reception hall a staircase leads up to a spacious bright landing, leading to four further double bedrooms, including the principal bedroom with en-suite bathroom. There is a family bathroom and separate wc. From there first floor a three of bedrooms have delightful views over the nearby countryside.

Within easy reach of lovely country walks leading to the coast and West Wittering beach

Ward her Sampler

WEST WITTERING

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.

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.

GARDENS & GROUNDS

Little Place is located on a prominent corner plot with plenty of parking space for vehicles, dinghies and small boats. A noteworthy feature of this property is the well established neatly kept gardens and grounds with a large expanse of lawn and "sun trap" areas to follow the sun from sunrise to sunset. The gardens feature a variety of shrubs and trees and there is a kitchen garden area. A five bar timber gate leads into the long driveway and double garage, large workshop, large carport and studio. The gardens are well presented and partly walled with a westerly rear aspect.

Stunning beautifully landscaped gardens and grounds
In all, set in about 0.65 acres

Little Place, Redlands Lane, West Wittering, PO20 8QE

Approximate Gross Internal Area = 224.9 sq m / 2421 sq ft
Outbuildings = 180 sq m / 1937 sq ft
Total = 404.9 sq m / 4358 sq ft

=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.

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 private drainage.
Council Tax Band: G Year 2025/26 £3,893.88
LOCAL AUTHORITY: Chichester Council 01243 785166

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