



Greengates
19 Marine Drive

Greengates

19 Marine Drive, West Wittering, Chichester, West Sussex PO20 8HE

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Driveway computer generated



Wonderful sandy beach and sailing



Surfing at its best

Greengates

19 Marine Drive, West Wittering, West Sussex

A stunning new detached house, in all approx. 2,876 sqft, individually designed and superbly appointed to a high specification with bright contemporary accommodation comprising: 4/5 bedrooms, 3 bathrooms, 36ft kitchen/dining/family room, integral garage and parking and south facing rear garden, well located only a very short walk to the beach.

THE PROPERTY

5 Double bedrooms (one ground floor)
3 Bathrooms (2 ensuite)
Spacious landing
Impressive large reception hall, Shower Room/wc
Stunning Kitchen/dining/family room
Utility Room

OUTSIDE

Driveway with ample parking area for a several vehicles
Integral Garage 7.4 kw untethered EV charge point
Delightful South facing rear garden

FEATURES

Build Zone 10 years Warranty

Solar is 3kw Array with 5.2kw battery storage.
Most of the lighting is controlled by Shelly with Geolocation for external lighting and touchscreen control panels in main areas
Plastered in LED Fire rated down-lights
Upstairs bathrooms have primary underfloor electric heating
New model Ring Video doorbell, Full smart thermostat install
Flat plate decorative metal sockets with USB Either side of beds

A short walk to an amazing beach

THE PROPERTY

Greengates is a stunning brand New Detached House superbly appointed individually designed with bright and spacious versatile accommodation well located close to the beach. Set on a good frontage and plenty of parking spaces for a number of vehicles. and small dinghy. Upon entering the house there is an exceptionally large and impressive welcoming reception hall with doors leading to a double bedroom 4 with superb en-suite bathroom, from the hall a door leads into a large study/Bedroom 5. There is a luxury cloakroom/wc. and from the hall doors open into the spectacular living room with recessed media unit for large TV /dining room open plan kitchen with excellent quality range of wall and base units and breakfast bar island all by "Sylvana" including eye level ovens and hob integrated fridge/freezer and built in dishwasher and part vaulted ceiling with sky lights and full width doors opening out the an full width raised decking area and south facing garden. From the kitchen a door leads into the large utility room with units. From the spectacular reception hall stairs rise to a large galleried landing with roof skylight and doors leading to three double bedrooms two with built in wardrobes and a family bathroom with doors to landing and bedroom two. The principal bedroom is a spacial feature with a large walk-in dressing room and spectacular bathroom and from this bedroom there is a glimpse of the sea.

Just a short walk to the wonderful beach





WEST WITTERING

West Wittering is a highly desirable coastal village 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.

The nearby village of East Wittering is about 2 miles from West Wittering village and 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. There is a popular pub/restaurant namely, The Shore Inn. Also located about two miles north of West Wittering village the nearby Itchenor village has an established Sailing Club and two pub/restaurants nearby at The Lamb and The Inn Ship Inn near the harbour. Much of the surrounding countryside is a designated Area of Outstanding Natural Beauty.













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

COASTAL & COUNTRY PURSUITS

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, who regularly meet for a healthy dip in the sea. The RSPB nature reserve is situated at Pagham Harbour. 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.











GARDENS & GROUNDS

Greengates is set well back on its plot and approached over a gravel driveway with plenty of parking space for several vehicles and a small dinghy and a large integral garage with remote control electrically operated door and a separate side entrance to the rear garden featuring large raised decking area and sun-trap south facing enclosed land area.

Well located a short walk to the beach

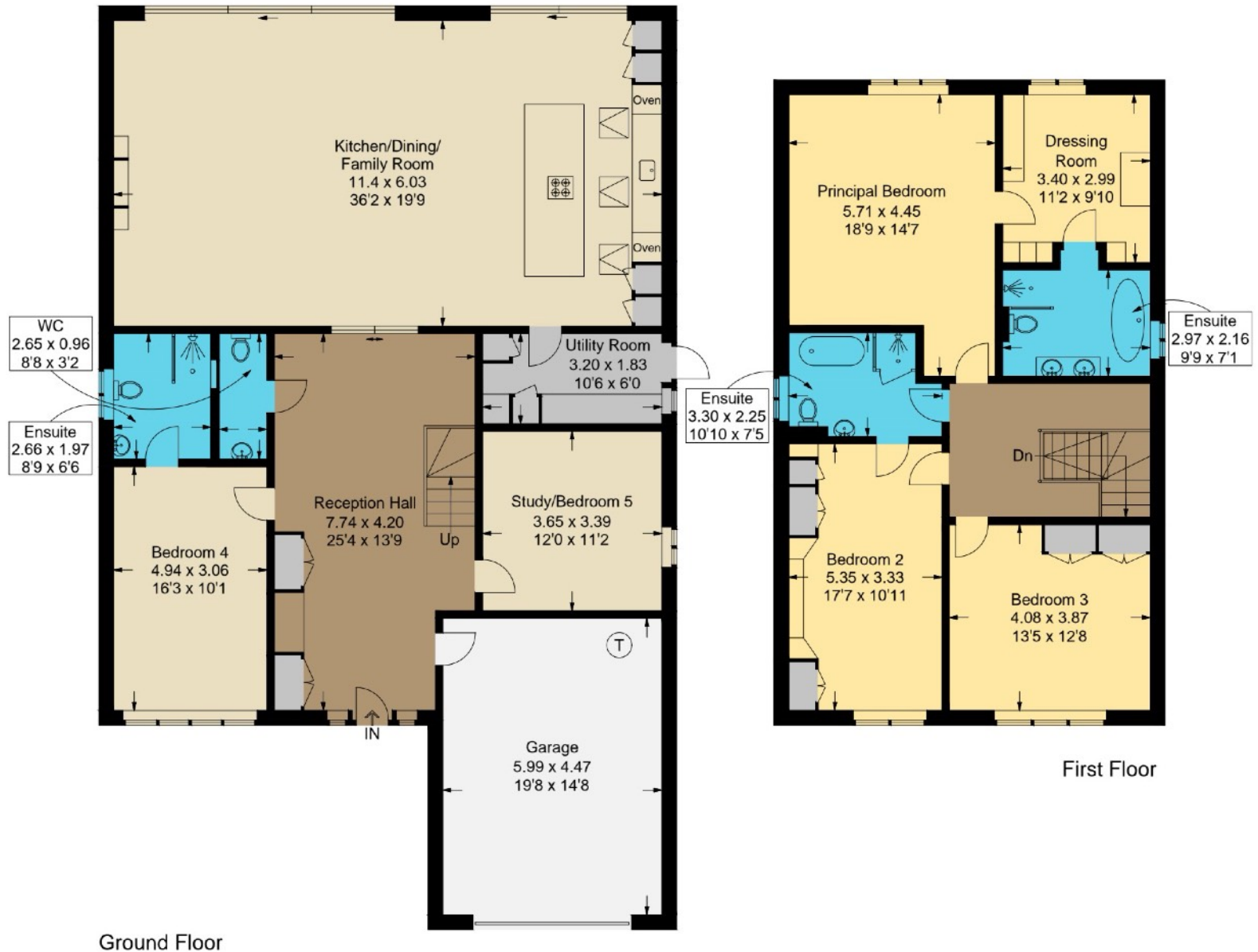


Lawn computer generated



Greengates 19 Marine Drive, West Wittering

Approximate Gross Internal Area = 267.2 sq m / 2876 sq ft



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



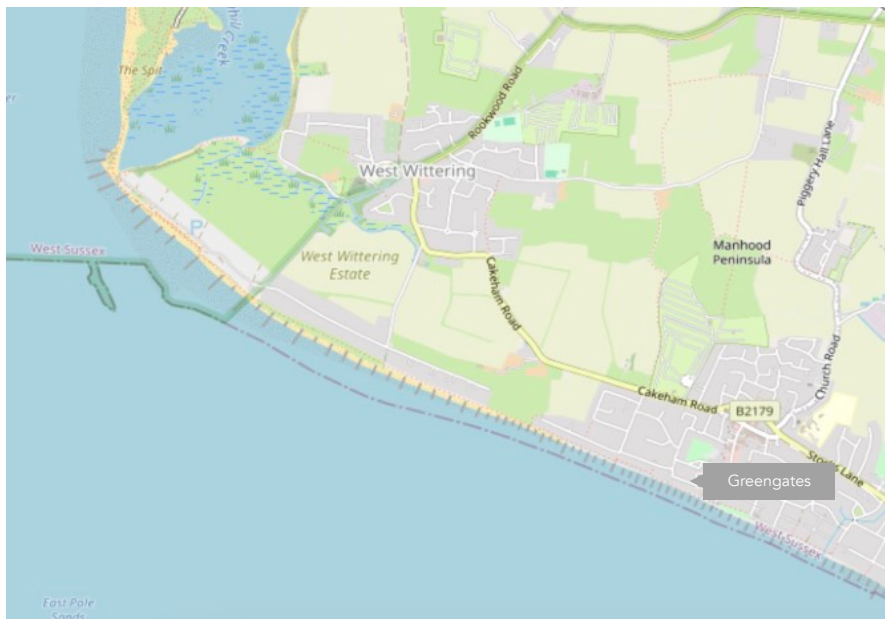
Goodwood Revival



Wonderful Sailing at Chichester



Chichester Marina



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.

SERVICES: Mains electricity, water, gas and drainage

Council Tax Band: tbc Year 2026/27 £tbc **EPC Rating:** tbc

Tenure: Freehold

LOCAL AUTHORITY: Chichester Council 01243 785166



West Wittering amazing sunsets

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Viewing by Appointment

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