



St. Catherine's

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West Bracklesham Drive, Bracklesham Bay, Chichester, West Sussex PO20 8PH

**Michael
Cornish**
PROPERTY SALES & ACQUISITIONS





Surfing at its best



Bracklesham Bay cantering horses

St. Catherine's

West Bracklesham Drive, Bracklesham Bay

A stunning substantial beachfront detached house, in all approx. 3,055 sqft, individually eco designed with bright and spacious accommodation comprising: 5 bedrooms, 3 bathrooms, superb kitchen/breakfast room, garage ample parking with a south facing rear garden, direct access to the beach, magnificent panoramic views out to sea.

THE PROPERTY

5 Double bedrooms
3 Bathrooms (2 ensuite), Landing
Reception Hall, Sauna room, Cloak/Shower room/wc
Kitchen/Breakfast room, Utility room
Large Sitting/Dining room with sea views
Large Gym, Underfloor heating
Rain water harvesting system purifier

OUTSIDE

Driveway with ample parking area
for at least 4 vehicles and a Garage
Detached home office
Delightful South facing rear garden with sea views
Stunning sea views and Direct access to the beach

Planning Consent: 02/11/26 App. No.EWB/25/02956/DOM

Construction of 2 no. conservatories to rear elevation and alteration to existing fenestration. Infilling of existing second floor balcony and fitting of new rooflight. Raising height of pitched roof above existing garage area and formation of new pitched roof to link front roof with main part of house.

THE PROPERTY

St. Catherine's is an individually designed eco detached house, arranged over three floors with panoramic sea views of The Solent towards the Isle of Wight. Upon entering the house there is a spacious reception hall with doors leading to the sauna room, shower room/wc and a staircase to a double bedroom. Further doors lead to a storage cupboard and utility room and to the kitchen/breakfast room with a Sylvarna kitchen and a range of wall and base units with worktops, integrated appliances and ovens. The central island has a gas hob and breakfast bar. From the reception hall a door leads into the large sitting room, which features a fireplace and a dining area with bi-fold doors leading out to the rear decked area and lawned south facing rear garden with sea views. From the hall a staircase rises to the first floor and the principal bedroom suite, including a dressing room area leading into the en-suite bathroom and there are patio doors leading out to a wide decked balcony, which has magnificent views out to sea. There are a further two bedrooms, one of which has a decked balcony and a family bathroom. On the second floor there is a further bedroom set within the eaves with an enclosed roof terrace balcony area.

GARDENS & GROUNDS

The property is set behind a sliding electric gate, opening onto a gravel driveway providing a parking area for at least 4 vehicles and access to the integral garage. The front gardens are bordered with flowerbeds and mature shrubs with gated side access and the other side via the garage. The rear gardens are superbly landscaped providing direct access to the beach. There is a wide decked terraced area with a seating area creating an ideal space for entertaining. The main area of the garden is laid to lawn with a pathway leading a further sun deck area and a detached home office with a gate into a shingle enclosed area and further gate opening onto the beach.

Breathtaking panoramic sea views



BRACKLESHAM BAY

St Catherine's is located on the beachfront and well located within easy reach of nearby cafes and the local shops and an excellent Co-op. Bracklesham Bay features a mix of shingle and sand that opens up to wide flats at low tide, offering panoramic views across the Solent to the Isle of Wight and amazing sunsets towards the Spinnaker Tower at Portsmouth. Bracklesham Bay is the Site of Special Scientific Interest and fossil hunting at low tide exposes sand and clay beds, where people frequently find ancient shells and shark teeth etc. It is the ideal location for holidays or permanent living on the West Sussex coast, located about 7 miles south of Chichester.

EAST WITTERING

The nearby village of East Wittering is about 0.3 miles from Bracklesham Bay 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.

WEST WITTERING

West Wittering is about 2.5 miles from Bracklesham Bay and is a highly desirable coastal village with a renowned beautiful sandy beach stretching for miles and there is 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.













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.











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.







St Catherine's, West Bracklesham Drive, Bracklesham Bay

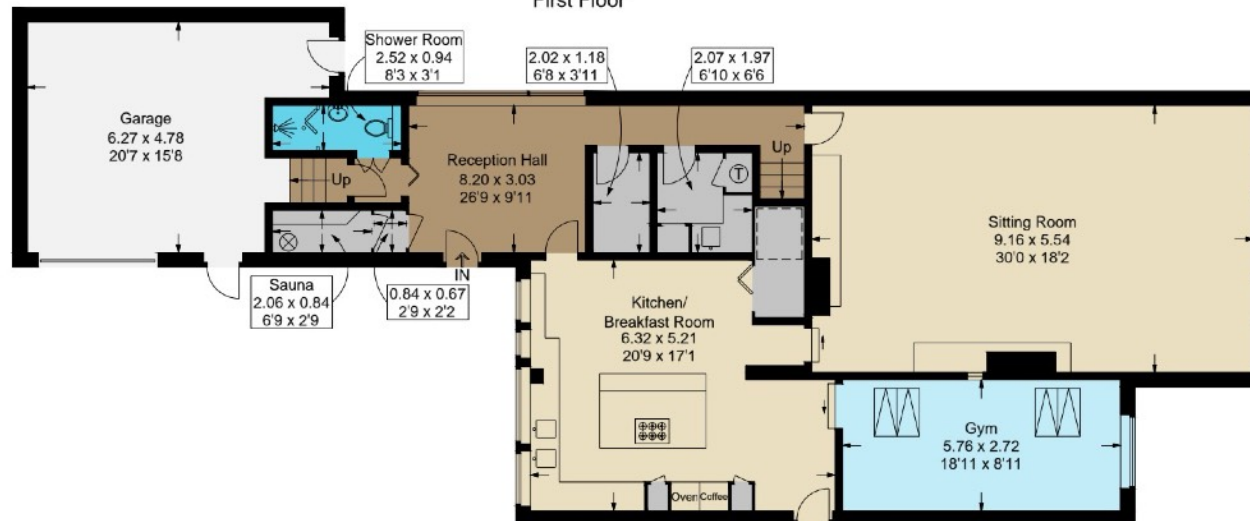
Approximate Gross Internal Area = 283.8 sq m / 3055 sq ft

Outbuilding = 13.1 sq m / 141 sq ft

Total = 296.9 sq m / 3196 sq ft



First Floor



Ground Floor

= 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.



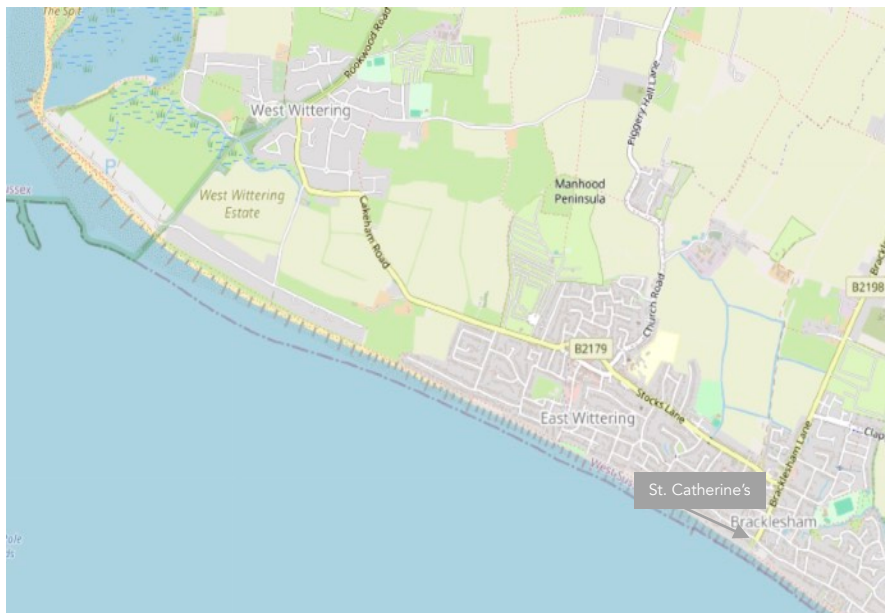
Goodwood Racecourse



Goodwood Revival



Chichester Marina



COMMUNICATION TRAVEL LINKS

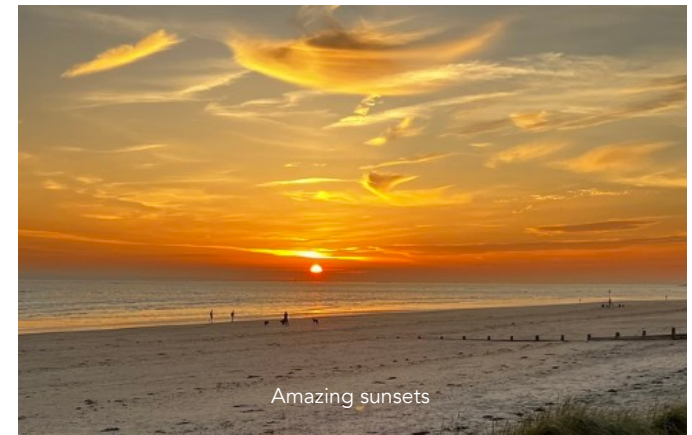
Chichester mainline rail station fast links to London/Waterloo via Havant (95mins) and London/Victoria (96mins). The A3 (M) motorway is about 18 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (76miles) and airports at Heathrow (72miles) or alternatively Gatwick 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: G Year 2026/27 £4,098.25 **EPC Rating:** C

Tenure: Freehold

LOCAL AUTHORITY: Chichester Council 01243 785166



Amazing sunsets

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Viewing by Appointment

Michael Cornish - Chichester

M: 07917 428464

W: 01243 790656

property@michaelcornish.co.uk

www.michaelcornish.co.uk

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Wonderfull sandy beach at West Wittering

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