



Surfs Reach

45 Howard Avenue, West Wittering, Chichester, PO20 8EX

Michael
Cornish

PROPERTY SALES & ACQUISITIONS





Surfs Reach

45 Howard Avenue, West Wittering

A stunning individually designed brand new contemporary detached house, with versatile accommodation, featuring impressive vaulted ceilings and a South facing balcony, located in a desirable residential area only about a 150 yards to the beach.



Property Features

- 4 Double Bedrooms, (one with a South facing Balcony)
- 3 Bathrooms (two en-suite)
- Impressive landing and vaulted ceiling with rain sensor Velux windows
- Open plan Kitchen/Dining/Family Room
- Sitting Room
- Utility Room, Reception Hall, Cloakroom/WC
- Gas central heating
- Underfloor Heating throughout (Wifi controlled)
- Alarm and LAN Wiring
- 10 Year LABC Build Warranty

Outside

- Front garden with parking for a number of vehicles
 - Delightful rear Garden
 - Detached timber Summerhouse/Home office
 - Solar PV Panels & EV Charge Point
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Village shops and Restaurants within easy reach

Amazing Beach about 150 yards

THE PROPERTY

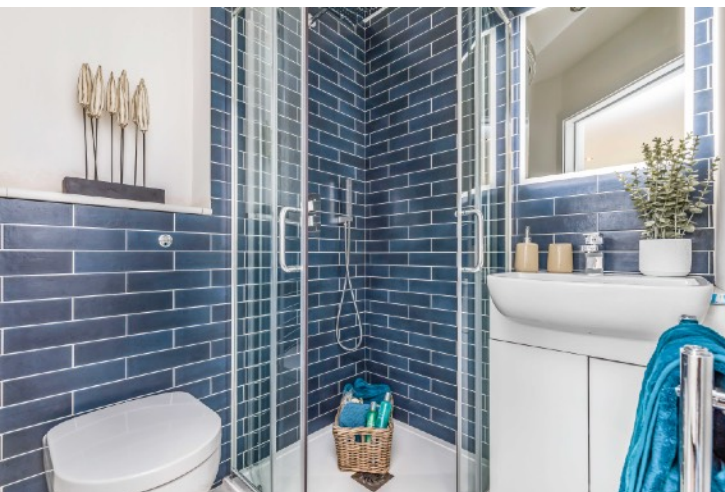
Surfs Reach is a stunning brand new contemporary detached house built to a bespoke specification, located in a highly desirable coastal residential area, featuring an innovative design with high vaulted ceilings to a number of rooms, capturing plenty of natural light and creating a great feeling of light and space. One of two individually designed new detached houses constructed by a highly regarded local building company, the properties have been finished to a superb quality standard throughout with particular attention to detail, featuring beautiful bathrooms and excellent tastefully designed kitchens. Surfs Reach comprises: a spacious atrium reception hall, utility room and cloakroom. There is a separate sitting room and an open-plan kitchen/dining/family room, which expands the width of the property overlooking the rear garden, which is accessed via full width bi-folding doors. The quality kitchen features a range of integral appliances including; a double oven, induction hob, dishwasher, fridge-freezer, and wine cooler. There is light and spacious sitting room, utility room and a ground floor double bedroom with en-suite shower room. An impressive oak and glass panel staircase leads from the entrance hall to the first floor landing with a vaulted ceiling, and doors leading to the family bathroom and three double bedrooms one of which has an en-suite bathroom. The stunning principal bedroom suite features a vaulted ceiling creating space and light, built-in wardrobes, a superbly appointed en-suite shower room and doors opening out to the South facing balcony. The property has WiFi controlled underfloor heating throughout and rain sensor Velux windows and doors open out onto a south facing balcony. Outside, there is parking for a number of vehicles. The rear garden has a good degree of privacy and is landscaped mainly to lawn with two areas of patio and a Summerhouse/Home office. The property has easy access to the beach via a small track in the corner of Howard Avenue leading to Marine Drive West with direct access to the beach.





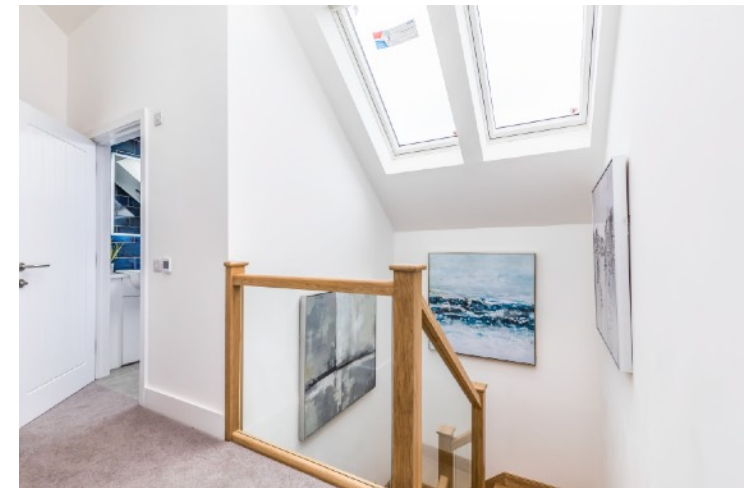
WEST WITTERING

The property is situated within short distance of East Wittering village, which has a vibrant friendly community and there is a modern Medical Centre, local Dental Surgery located within the excellent shopping centre, which has a wide variety of independent shops, popular cafes, a variety of restaurants and larger stores including the Co-op and Tesco supermarkets. The village of West Wittering has a Sailing Club and a pub/restaurant and a few local shops. There is an established local private leisure club Harbour Way Country Club located near Itchenor which has an established Sailing Club and there are an excellent selection of restaurants/pubs in the nearby villages of Birdham and Bracklesham Bay. Chichester is about 9 miles and about 3 miles from the City at The Goodwood Hotel there is a golf club and health club, including a gym and swimming pool and a private members club at The Kennels. The renowned Pallant House Gallery and the Internationally renowned Festival Theatre are less than a mile and further nearby amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Multiplex Cinema. The Kennels, Goodwood Members Club - Restaurant/ Golf club and Goodwood Hotel are about 3 miles from the City. Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 16 miles west, connecting to the M25 Junction10 and central London/Westminster about (75 miles) and Airports at Heathrow (65miles), alternatively Gatwick via A27/A24 (49 miles). Southampton International Airport (39 miles) and Portsmouth (21 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Europe.



CHICHESTER

This amazing historic City is wonderful and full of interesting places to visit, founded by the Romans during the first century AD the surrounding areas are steeped in history with a number of fascinating archaeological remains dating from the Roman Conquest such as the existing remains of the tall defence Walls, which now provide an interesting elevated 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. The elaborate octagonal Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the prosperous Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin south for about 2 miles, navigable by canoe and rowing boats to Donnington and further walks beside the canal continue to Birdham, Chichester Marina. Only about a mile from the City centre there is a Nuffield Hospital (private patients) and the NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Further local attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are an excellent number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage









GARDENS & GROUNDS

Surfs Reach is particularly well located in Howard Avenue, a peaceful residential road located about 200 yards from the beach. The house is approached from the road leading onto a wide neatly brick paved driveway, which provides parking space for several vehicles. There are two separate side entrances either side of the house leading to the rear garden. The side entrance gates lead to the enclosed, close boarded timber fenced rear garden with paved terrace and long neat level lawn with an excellent degree of privacy and there is a Summerhouse/Home Office.



COASTAL & COUNTRY PURSUITS

Chichester is well renowned for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 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 there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

Surfs Reach, 45 Howard Avenue, West Wittering, Chichester

Approximate Gross Internal Area = 166.3 sq m / 1790 sq ft

Outbuilding = 14.5 sq m / 156 sq ft

Total = 180.8 sq m / 1946 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.



DIRECTIONS: From Chichester at the A27 Stockbridge Roundabout signposted West Wittering continue south along the A286 for about 4 miles to the end of the Birdham Straight and at the mini roundabout take the 1st exit into Bell Lane and after about 2.5 miles turn right into Stocks Lane passing the shopping centre at East Wittering, continue towards West Wittering and after about a mile turn left into Jolliffe Road continue towards the beach, at the penultimate road turn right into Howard Avenue, continue for about 150 yards and Surfs Reach will be found on the right hand side.

SERVICES: Mains electricity, water, gas and drainage.

LOCAL AUTHORITY: Chichester District Council: 01243 785166
EPC Rating: tbc



Chichester Marina



West Wittering



West Wittering

February 2022

**Viewings by Appointment
Including Sundays**

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