

Hayes House, Cakeham Road,
West Wittering, West Sussex



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& Parker

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2,968 sq ft (276 sq m) | Freehold
Highly regarded coastal village
2 reception rooms | 5 bedrooms
2 bathrooms | Garage and outbuildings

Guide price £2,290,000

A beautifully presented period home offering rustic coastal elegance and exceptional outdoor entertaining spaces, situated in a highly desirable West Sussex coastal village

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Hayes House is an exquisite period property which has been completely renovated and updated by the current owners and has been featured in a number of interior magazines, books and Sunday papers. The property also offers an excellent opportunity to generate an additional separate income.

Featuring handsome white-rendered elevations and sash windows which have all been replaced with new timber double glazed sashes replicated from the originals, the home has been meticulously styled to provide more than 2,900 sq ft of light-filled accommodation, blending rustic coastal charm with contemporary minimalism. Features such as stripped wooden floorboards, exposed ceiling joists, characterful fireplaces and elegant décor create a calming and highly appealing environment throughout.

The welcoming reception hall leads to the principal reception spaces. The generous sitting room features a log-burning stove and bespoke crittall doors opening into the impressive kitchen/breakfast room. Designed for modern family living, this open-plan heart of the home features a beautifully appointed kitchen with a butler sink, range cooker and ample space for dining and entertaining. Beyond, the striking dining room extension is a recent addition and benefits from two sets of glazed doors opening onto the garden, creating a seamless connection between the indoor and outdoor spaces. A comfortable family room provides an additional reception area, while an adjoining room offers flexibility as a snug, guest bedroom or home office. A pantry and boot room adds further practicality to the layout.

On the first floor, the property offers three beautifully presented bedrooms, a shower room and a striking family bathroom featuring a luxurious freestanding roll-top bath. A spectacular 33ft vaulted bedroom occupies the upper level, flooded with natural light from multiple skylights and showcasing exposed timber beams, creating a distinctive and characterful retreat.

Hayes House truly excels in its outdoor spaces, which have been thoughtfully designed for al fresco living and entertaining. The property is approached via a large gravel driveway leading to the detached garage and parking. A sprawling timber deck hosts a magnificent bespoke outdoor kitchen, complete with a built-in pizza oven and log store. A covered pergola provides a sheltered space for relaxing and entertaining, while the carefully landscaped garden includes mature trees and well-stocked borders. A further outbuilding provides a sheltered area and home office.

Location

Hayes House enjoys an enviable position in the sought after coastal village of West Wittering and close to the renowned stunning West Wittering sandy beach, picturesque harbour scenery and access to some of the South Coast's most attractive countryside. The village provides everyday amenities including a store, café, public house, church and sports facilities, while nearby East Wittering offers a wider selection of shops, restaurants and services.

Outdoor pursuits abound, with sailing and watersports at Chichester Harbour, miles of coastal and countryside walks, and several highly regarded golf courses nearby. The cathedral city of Chichester, around eight miles away, offers extensive shopping, leisure and cultural amenities, including the renowned Festival Theatre, art galleries, restaurants, cafés and bars. Just to the north, Goodwood Estate, with its historic house and country club, provides horse and motor racing events, as well as golf and a small airfield. The stunning countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and cycling.

Chichester provides train services into Portsmouth, Brighton and central London, whilst for motorists the nearby A27 gives access to the M27, the A3(M) and A23. There are ferry services from Portsmouth to the Isle of Wight, the Channel Islands and to continental Europe. The area has a number of state primary and secondary schools including West Wittering CE Primary School, Bishop Luffa School and Chichester High School, as well as noteworthy independent schools including The Prebendal, Oakwood, Westbourne House, Great Ballard and Slindon College.

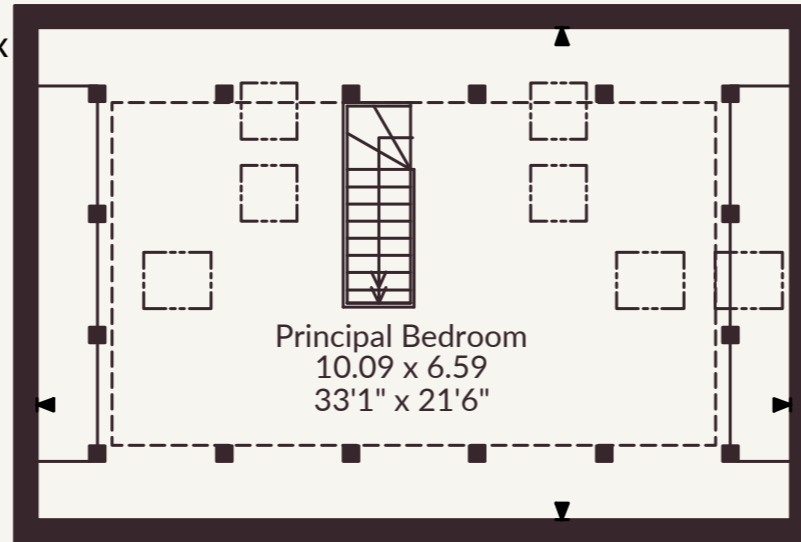
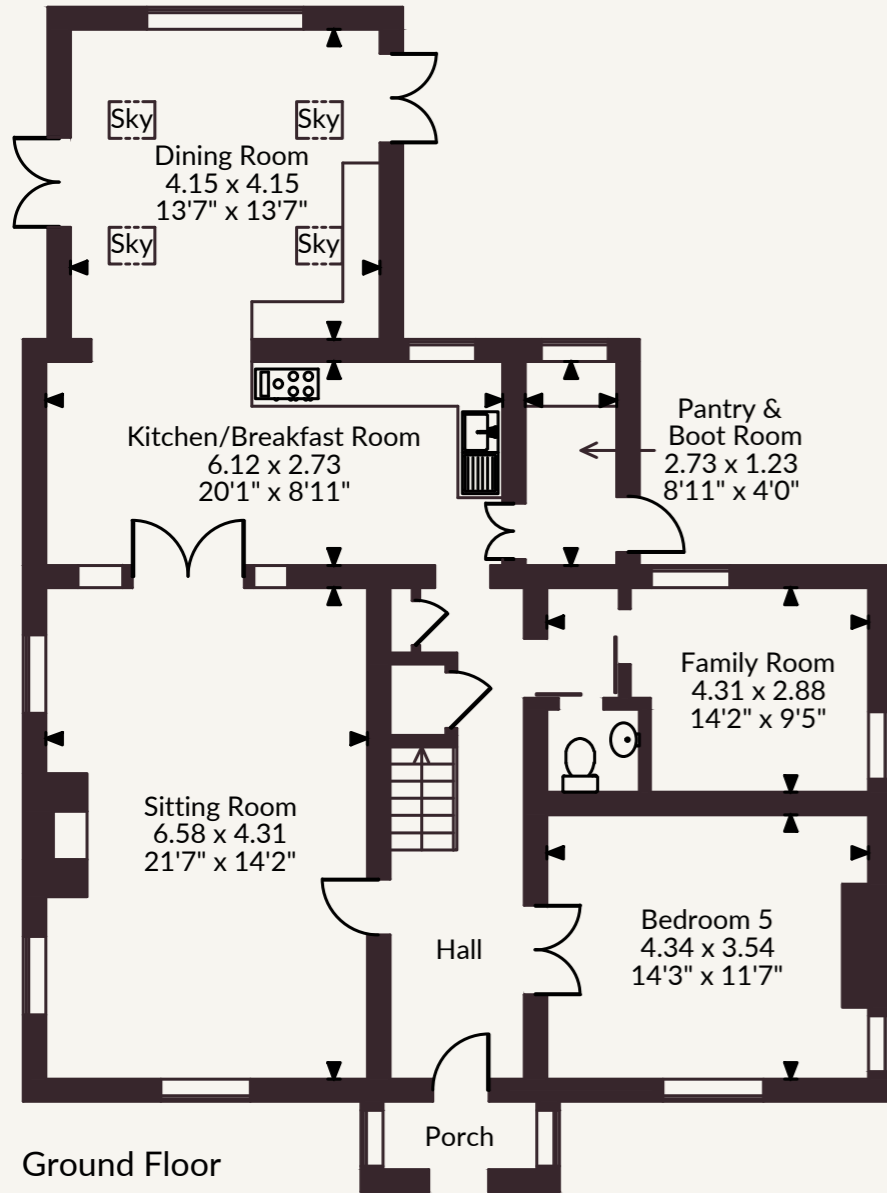
Postcode region: PO20

General

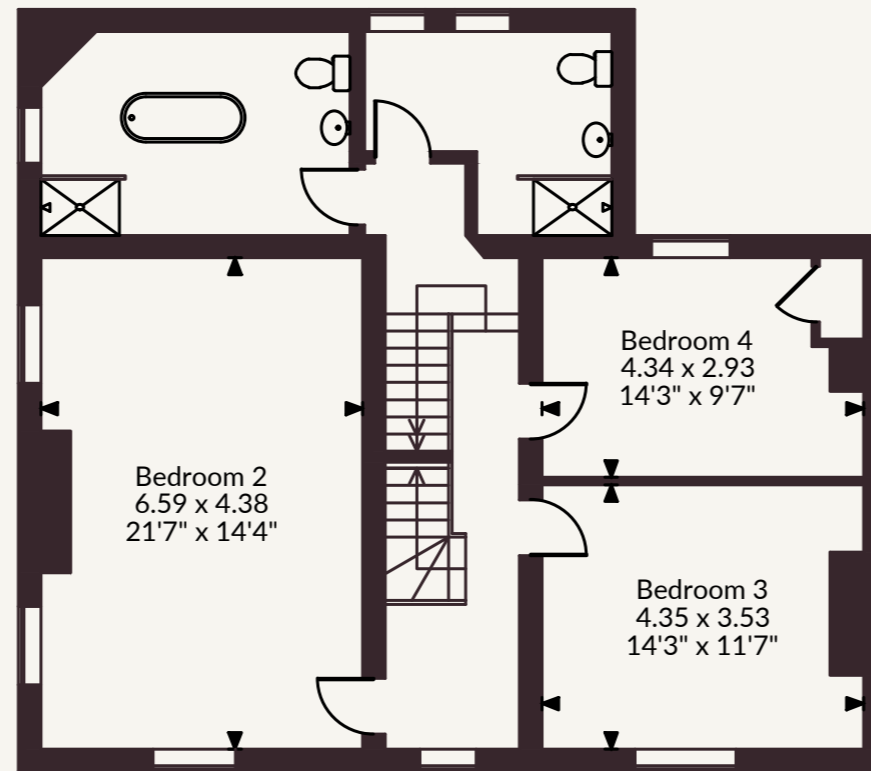
Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



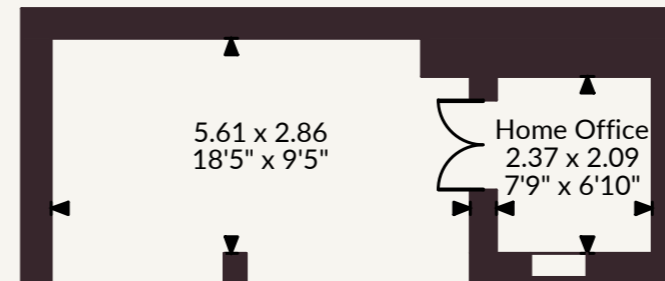
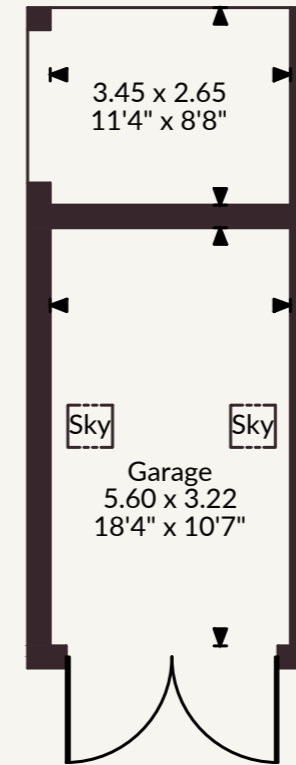
Hayes House, Cakeham Road, West Wittering, West Sussex
 Main House internal area 2,968 sq ft (276 sq m)
 Outbuildings internal area 510 sq ft (47 sq m)
 Total internal area 3,478 sq ft (323 sq m)



Second Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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