



The Forge

Chapel Lane, West Wittering

A delightful four-bedroom detached home with a beautiful garden, in a sought-after Chichester Harbour setting

An attractive detached home with light, spacious and flexible accommodation, set in a beautiful semi-rural position just outside the Chichester Harbour village of West Wittering. The delightful garden backs onto open fields with the beaches and waterways of Chichester Harbour just moments away.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2,464 SQ FT



**GUIDE PRICE
£1,100,000**

The property

The Forge offers well-presented accommodation arranged predominantly across a spacious ground floor. The layout flows from a welcoming open reception hall, which features a fireplace and a squared archway leading into the generously sized drawing room in a semi open-plan arrangement. The drawing room enjoys a dual aspect, allowing for an abundance of natural light, with sliding glass doors opening onto the west-facing rear garden. A brick-built fireplace with a woodburning stove adds warmth and character to the space, creating a cosy and inviting atmosphere. Further reception rooms include a study and a formal dining room. The kitchen and breakfast room adjoins the dining area and features fitted base and wall units, a central island, and integrated appliances including an oven, hob, and extractor hood. A neighbouring utility room offers additional storage and space for appliances. There are two double bedrooms on the ground floor, including the generous principal bedroom with an en

suite bathroom. The second bedroom could serve as an additional reception room, while the study also offers potential as a further bedroom. Upstairs, there are two more double bedrooms, each with skylights that welcome plenty of natural light and offer beautiful views across the surrounding countryside. The first floor also includes a shower room and a large loft storage space.

Outside

The property is approached via a gravel driveway providing ample parking, with additional space on the paved area in front of the garage. The front and rear gardens feature a variety of established shrubs, mature hedgerows, colourful flowering perennials and well-stocked borders. There is a split-level patio area at the back of the house, with flowerbeds bordering and the lawn beyond. At the end of the garden, a gate opens onto the vegetable garden with large beds and storage sheds.



Location

The property is in a semi-rural position just outside the village of West Wittering, and within easy reach of East Wittering and the beautiful beaches at both locations. West Wittering provides various everyday amenities, including a local pub, a café and a village hall, while East Wittering has various shops, restaurants and cafés.

The Cathedral City of Chichester is within six miles and offers superb shopping, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery, in addition to a choice of supermarkets. Schooling in the area includes primary schools at West Wittering, East Wittering and Birdham, while secondary schooling is easily accessible in Chichester, including the outstanding-rated Bishop Luffa School. Transport links from the area are excellent, with the A27 connecting to the A3(M), plus mainline train services from Chichester to London Waterloo (90 minutes).

Distances

- West Wittering 1.5 miles
- East Wittering 2.0 miles
- Chichester City Centre 6.0 miles

Nearby Stations

- Chichester

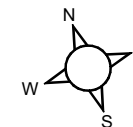
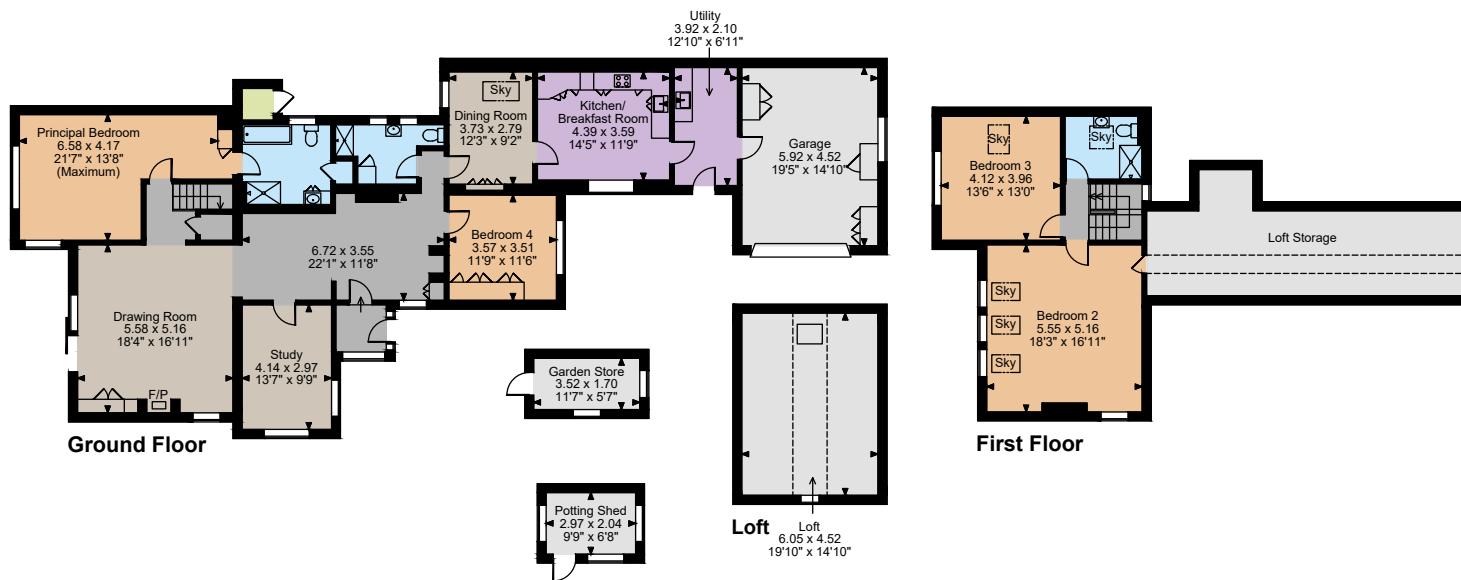
Key Locations

- Itchenor Sailing Club
- West Wittering Beach
- Chichester Festival Theatre
- The Goodwood Estate
- South Downs National Park

Nearby Schools

- East, West and Birdham Primary
- Bishop Luffa School
- The Prebendal School
- Westbourne Housel





Floorplans

House internal area 2,464 sq ft (229 sq m)

Garage internal area 362 sq ft (34 sq m)

Garden Store & Potting Shed internal area 129 sq ft (12 sq m)

Total internal area 2,995 sq ft (275 sq m)

For identification purposes only.

Directions

PO20 8QG

what3words: ///crocery.provider.textiles - brings you to the driveway

General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646797/DWL

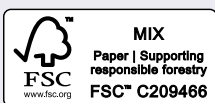
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Chichester

31 North Street, Chichester PO19 1LY

01243 832600

chichester@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

