The Forge, West Wittering, West Sussex

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

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.

2,464 sq ft (229 sq m)
3 reception rooms
4 bedrooms
3 bathrooms
Garden & garage
Freehold | West Wittering

Guide price £995,000

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.

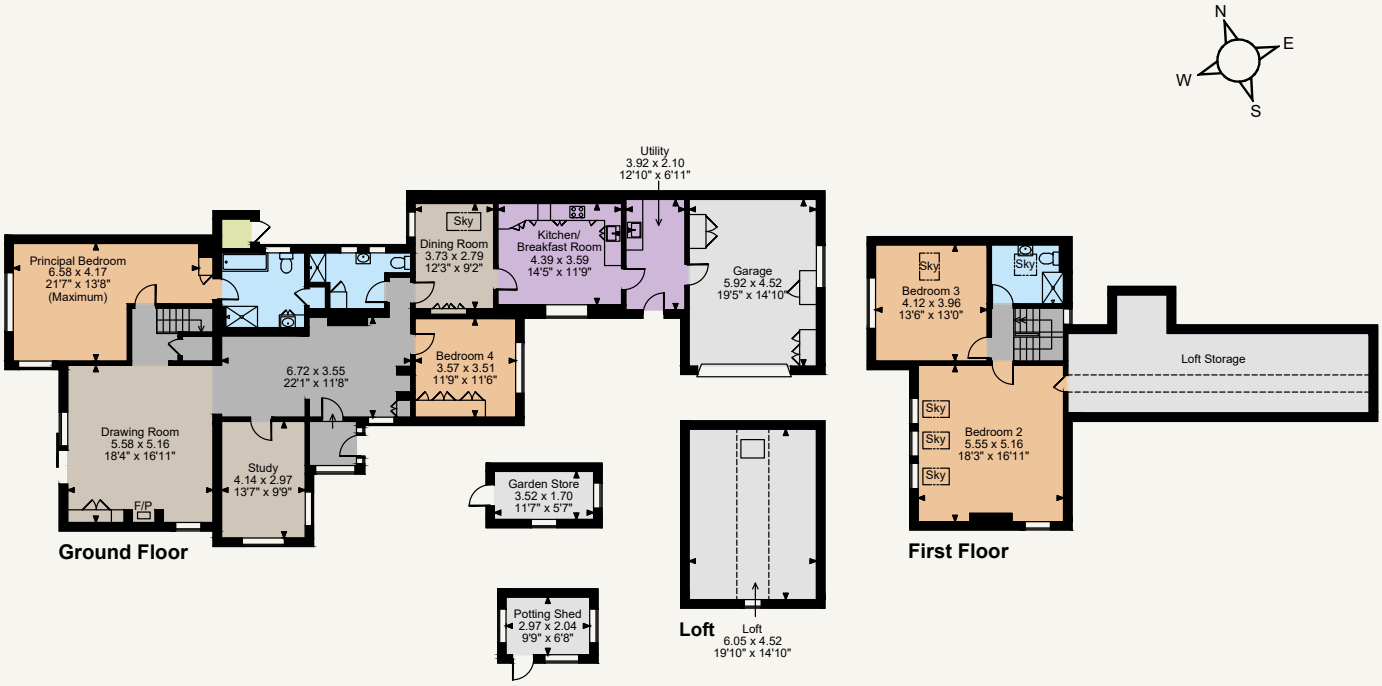
Schooling in the area includes primary schools at West Wittering, East Wittering and Birdham, while secondary schooling is easily accessible in Chichester, including the outstanding rated Bishop Luffa School.

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).

Postcode region: PO20

General

Local Authority: Chichester Dostrict Council
Services: Mains gas, electricity and water, Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations.
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/



The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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