



# 17 The Spinney

Itchenor, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP









# A delightful detached bungalow with a generously sized plot, in the highly regarded sailing village of Itchenor

An impressive detached three-bedroom bungalow, with potential to extend, set in a highly sought-after position in the Chichester Harbour village of Itchenor. The individually designed property provides accessible accommodation across a single level and a well-maintained garden.

	<b>3 RECEPTION ROOMS</b>		<b>3 BEDROOMS</b>		<b>1 BATHROOM</b>
	<b>GARAGE AND COVERED PARKING</b>		<b>WELL MAINTAINED GARDEN</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>1,562 SQ FT</b>		<b>GUIDE PRICE £900,000</b>



## The property

17 The Spinney is a comfortable and flexible detached bungalow, providing almost 1, 300 sq ft of light-filled accommodation arranged over a single floor. There is understated, neutral décor throughout as well as recessed LED lighting and attractive fittings.

The entrance porch opens via double doors into the well-proportioned sitting room, which provides a splendid welcome with its spacious seating area, fireplace and dual aspect, including sliding glass doors opening onto the rear garden. Adjoining the sitting room is a useful, private study for home working, which could be used as a bedroom, if required. There is also a generous kitchen and dining room – a social space for preparing and enjoying meals as a family, or entertaining guests. The kitchen itself has fitted units to base and wall level in grey, providing plenty of storage space, while there are also integrated appliances, including a double oven, a gas hob and an extractor hood. There is also space for a family dining

table. The utility room adjoins the study, affording side access and further space for both home storage and appliances.

The three bedrooms are all located towards the rear, with two benefitting from views over the rear garden. All three bedrooms benefit from built-in storage, while the wet room-style family bathroom is also located towards the rear, with its floor-to-ceiling tiling, floating WC, washbasin and walk-in shower with a rainfall shower head and a second focus shower head.

## Outside

At the front of the property, the well presented garden has an area of lawn with border hedgerows and trees, and a border bed with various shrubs. There is a gravel driveway at the front, providing plenty of parking space and access to the carport for covered parking and a garage.

Cont/d







## Outside Cont/d

The garden at the rear has a patio area across the back of the house and there are gravel pathways, terracing and beds filled with various shrubs and flowering perennials, with a central lawn. The garden is enclosed by high timber fencing. Garden storage is available in the shed, with the summer house providing further storage, or space in which to relax.

## Location

The property is located in the small village of Itchenor in the heart of the Chichester Harbour Area of Outstanding Natural Beauty and just moments from the coast. The village has a parish church and a village hall, while a mile and three quarters away, Birdham has a variety of day-to-day amenities, including a village church and a local store.

The Cathedral City of Chichester beyond provides extensive leisure and retail facilities, together with the acclaimed Festival Theatre, art galleries, restaurants,

cafés and bars. West Wittering offers a sandy beach for walking, bathing and water sports activities, whilst the Goodwood Estate to the north has a country club, horse and motor racing, golf and a small airfield. The stunning countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and cycling. Train services from Chichester railway station provides journeys into Portsmouth, Brighton, Gatwick and London, whilst road-users can access the A27 for links to the M27, the A3(M) and A23.

Schooling in the area includes a primary school at Birdham and others in the surrounding villages, while secondary schooling is easily accessible in Chichester, including the outstanding-rated Bishop Luffa School.



## Distances

- West Wittering 2.4 miles
- East Wittering 2.4 miles
- Chichester city centre 6.0 miles
- Selsey 8.5 miles

## Nearby Stations

- Bosham
- Chichester
- Fishbourne

## Key Locations

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

## Nearby Schools

- East Wittering Primary School
- Birdham CofE Primary School
- West Wittering CofE School
- Bosham Primary School
- Bishop Luffa School
- The Prebendal School
- Westbourne House
- Portsmouth Grammar School

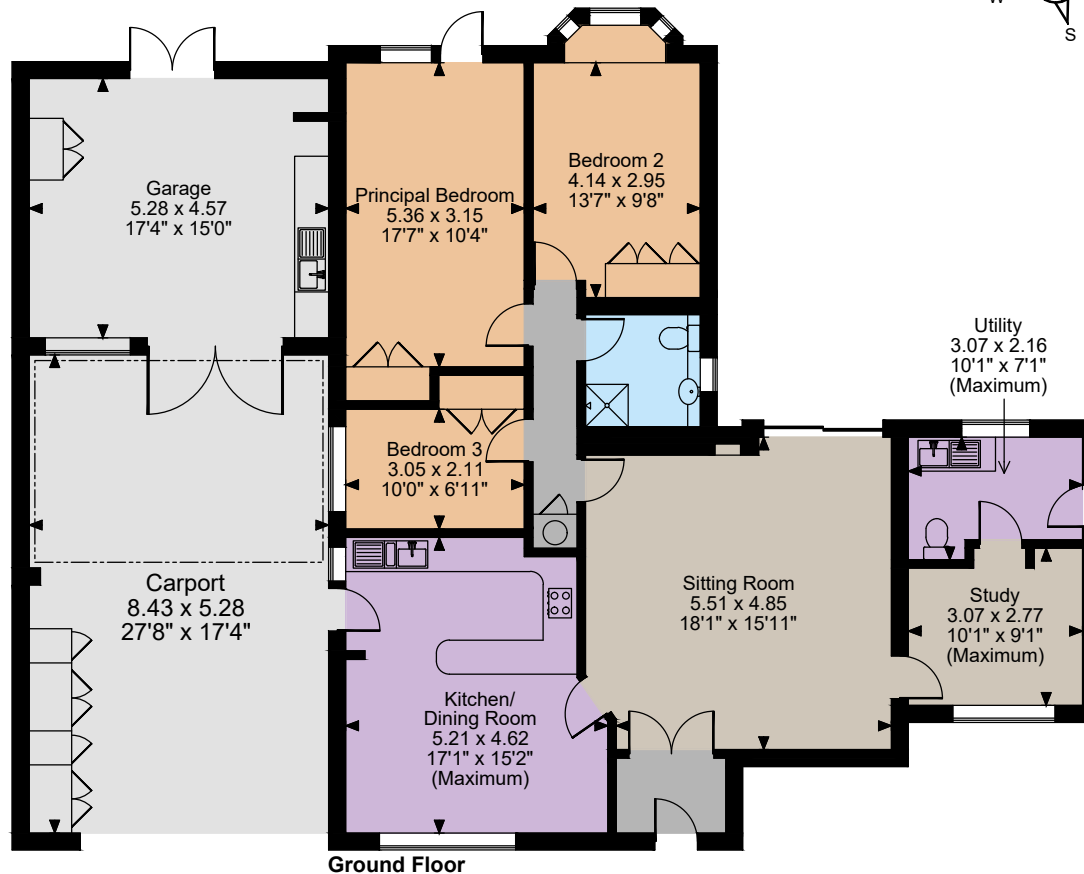












The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647512/SS

## Floorplans

House internal area 1,297 sq ft (120 sq m)

Garage internal area 265 sq ft (25 sq m)

For identification purposes only.

## Directions

PO20 7DF

what3words: ///crop.frosted.unspoiled - brings you to the driveway

## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity, gas, water & drainage

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

**Council Tax:** Band F

**EPC Rating:** Band D

**Tenure:** Freehold

### Agents Notes:

The vendors have proposed architects plans for extending the property. Please speak to Strutt and Parker for further details regarding this.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

The vendor of this property is an employee (or a relative of the employee or an associate of an employee) of Strutt & Parker.

## Chichester

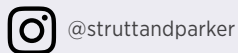
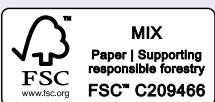
31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com

struttandparker.com

**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 July 2021. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



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

For the finer things in property.

