



Gaddons  
Seaward Drive, West Wittering, West Sussex, PO20 8AB





# Gaddons

## Seaward Drive, West Wittering, West Sussex, PO20 8AB

A superb detached home in a most sought after private marine estate within half a mile of the popular blue flag beaches of West Wittering and East Head. Guide Price £1,650,000

Freehold · 4 bedrooms · 2 bathrooms · 3 reception areas · Double garage · Home automation system

### Description

A stunning, south facing, light, detached home in a superb private location.

The house has been extensively upgraded and remodelled, and now merges rural living with state of the art contemporary style. Providing mainly open-plan living, the property has been equipped with some of the most up-to-date technology including a KNX intelligent lighting and heating control system with Berker touch screen master controls, also providing remote access from an IP gateway, plus enabling full function control from an iPad/iPhone or android device from anywhere in the world. Additionally the house is fully Cat 6 wired on the ground floor and has acoustic soundproofing between floors.

The sleek and distinctive Bulthaup 3 kitchen with granite worktop has a range of Gaggenau appliances including oven, steam oven, warming drawer, induction hob, dishwasher plus Leibherr freezer and bio-fresh fridge.

The bathrooms and en-suites have Matki EauZone shower enclosures, Villeroy & Boch Aveo sanitaryware, Bisque towel rails, granite surfaces, porcelain tiles and underfloor heating. The oak windows have self-cleaning glass and the floors have wide oak boards throughout. Electric Polar 32amp car charger installed in garage.

The front garden with feature weeping willow is mature and low maintenance having a good shingle parking area sufficient for four cars or dinghies, with a well maintained lawn adjacent.



Surrounded by box and Escallonia hedging.

The garden extends to the side of the house with a natural stone path leading to the garden with an extensive limestone terrace for entertaining adjacent to the living room and dining room doors. There is an extensive lawn, with a range of well-maintained borders with herbaceous and evergreen plants. Additionally, there is an area at the end of the garden with detailed planning permission for a good sized office/studio of 271 sq. ft.

## Location

Situated in the heart of the village, and within half a mile of the popular Blue Flag beaches at West Wittering and the National Trust Reserve at East Head, the accommodation is ideal for use as a permanent home or a weekend coastal retreat. There are a number of shops in the village and a comprehensive range in nearby East Wittering. The cathedral city of Chichester 8 miles away to the north provides further amenities arranged partly within the old Roman walls and pedestrianized area.

Sailing is the predominant pastime in the area with a number of sailing clubs including West Wittering, Itchenor, Bosham and Chichester Marina. The National Trust Reserve has miles of sandy beaches and is ideal for windsurfing. Golf and horse racing are available at Goodwood and Fontwell Park, both walking and riding on the South Down, whilst from the beach there are stunning views across the Solent to the Isle of Wight.







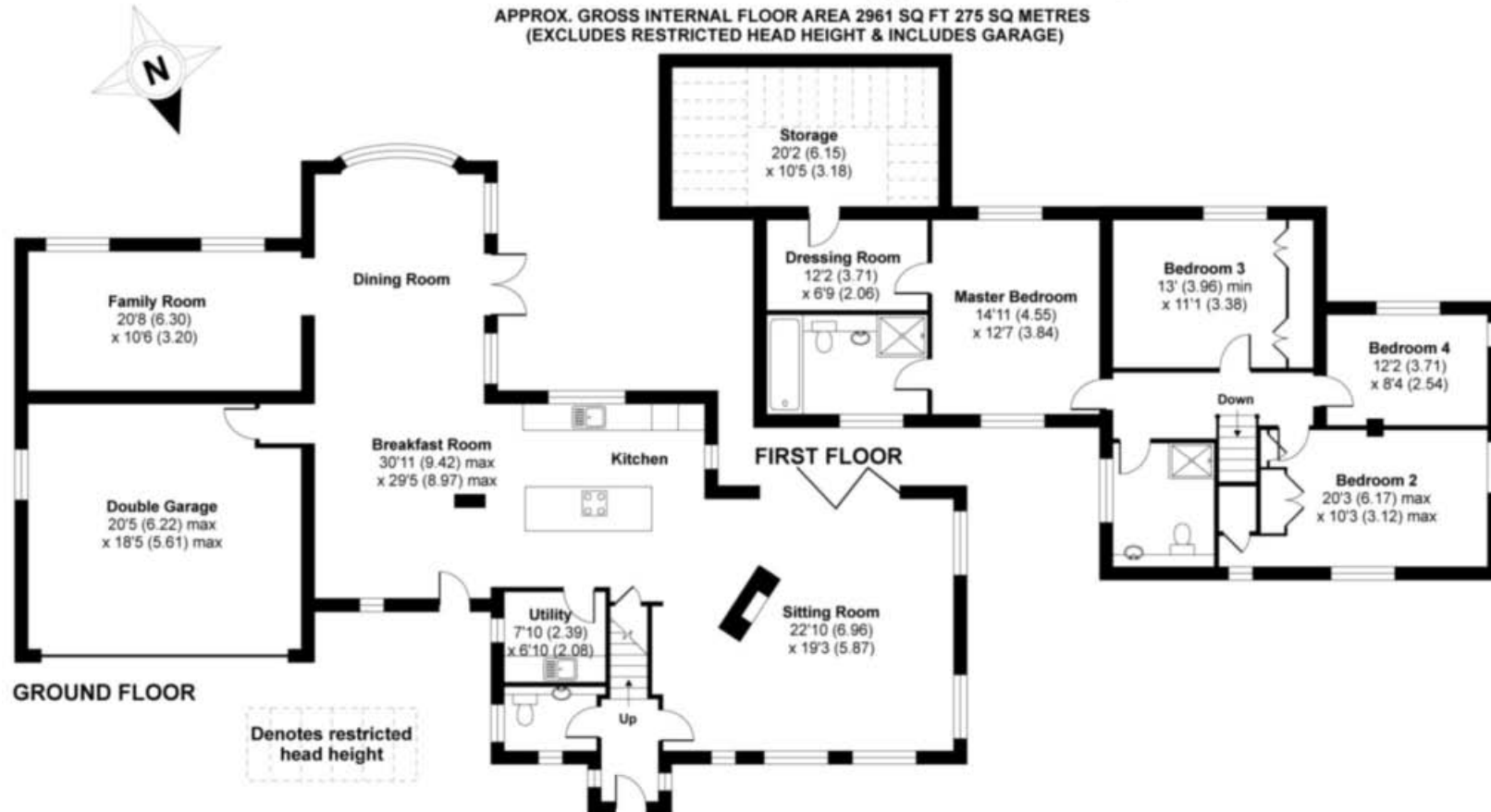






# Seaward Drive, West Wittering, Chichester, PO20

APPROX. GROSS INTERNAL FLOOR AREA 2961 SQ FT 275 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

## Council Tax

Chichester District Council, Tax Band G

## Reference

PEG108

## Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.





**Pegasus Properties**

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