





The Mascot Cakeham Road

West Wittering, Chichester

Henry Adams is delighted to present The Mascot, Cakeham Road, situated just a third of a mile from Blue Flag West Wittering Beach. This impressive extended, south-facing semi-detached home offers spacious, versatile accommodation in a highly desirable coastal setting, with East Wittering village conveniently close by, offering a mix of quaint local shops, bakeries and cafés alongside the everyday convenience of a Tesco and Co-op. The ground floor provides a modern open-plan kitchen, dining and family space, creating a bright, sociable heart to the home. There is also a separate extended lounge with a wood burning stove, a utility/boot room and downstairs cloakroom.

Upstairs, four well-proportioned bedrooms with built-in wardrobes include an en-suite to the principal bedroom, along with a family bathroom.

Outside, the property benefits from two private, well-maintained gardens and gated parking. To the rear is a fully self-contained garden office with underfloor heating and electricity, ideal for working from home, hobbies or additional accommodation.

Aside from its Blue Flag beach, West Wittering has a further array of small, individually run, shops, public houses, garden centre, beach cafe and a restaurant. Sailing clubs and marinas at Chichester and Itchenor provide exceptional facilities for sailing and water sports enthusiasts. Goodwood is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

A mainline station in Chichester provides a regular service to London Victoria in about 1 hour 40 minutes (via Gatwick Airport), or via Havant station to the west with a faster service to London Waterloo in about 1 hour 20 minutes.



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Combining generous living space, excellent outdoor facilities, a superb location; close to the beach & village amenities, The Mascot is a wonderful family home ticking all of those boxes!

Council Tax band: D

Tenure: Freehold

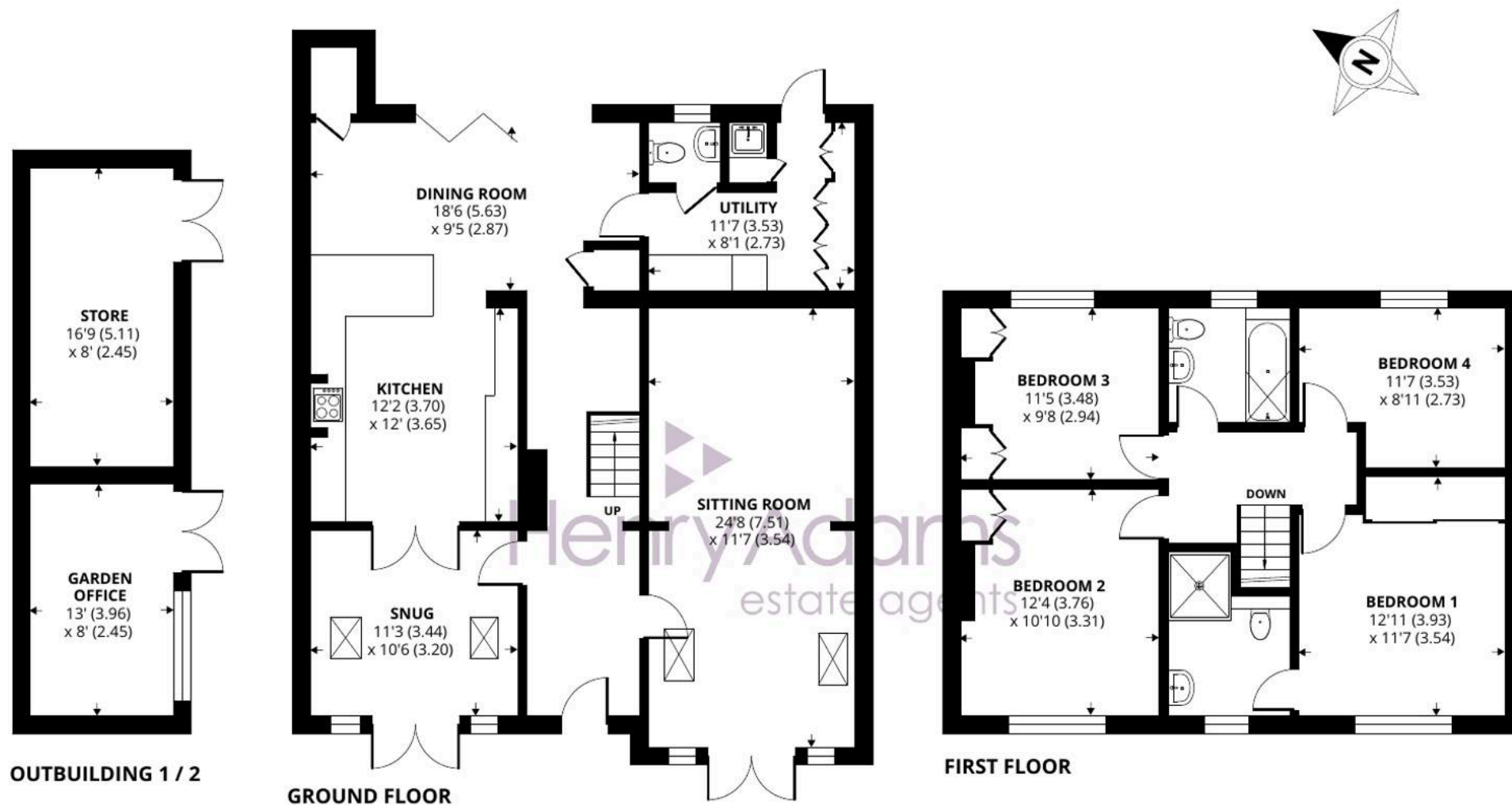
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended, south-facing semi-detached family home
- Approximately one-third of a mile from Blue Flag West Wittering Beach
- Close to East Wittering village amenities on the doorstep
- Spacious open-plan kitchen, dining and family room
- Modern extended lounge with log burner
- Four bedrooms, including one en-suite
- Utility/ boot room & downstairs cloakroom
- Private, well-kept gardens with gated parking
- Fully self-contained garden office with underfloor heating and electricity







The Mascot, Cakeham Road, West Wittering, Chichester, PO20

Approximate Area = 1746 sq ft / 162.2 sq m

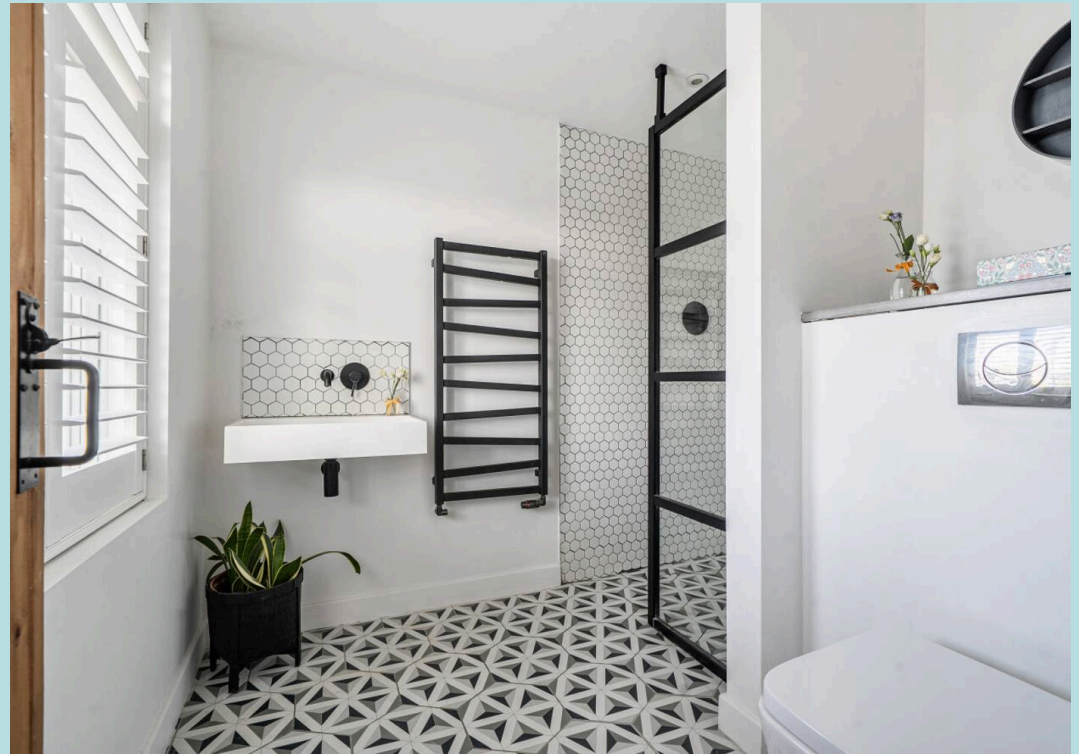
Outbuildings = 239 sq ft / 22.2 sq m

Total = 1985 sq ft / 184.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Henry Adams. REF: 1495825





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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.