



## 45 The Drive

Craigweil-on-Sea | Bognor Regis | West Sussex | PO21 4DS

**Price £1,250,000**  
**FREEHOLD**



# 45 The Drive

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KE1295-09/23



## Features

- Individually Designed 4 Bedroom House
- Idyllic Private Estate Location
- One Row Back From The Beach
- Double Garage
- 2,561 Sq Ft / 237.9 Sq M

Positioned one row back from the beach within a highly sought after private estate setting this superbly appointed detached residence was built to a very individual design circa 1996 and has been incredibly well cared for throughout the years. The highly versatile accommodation boasts a superb orangery, fitted kitchen, utility room, two receptions, four bedrooms (two with en suite facilities), cloakroom and bathroom.

The Craigweil private estate is considered to be one of the most sought after locations to reside along this coastal stretch, steeped in history with Royal connections following his Majesty King George V's recuperation at the former Craigweil House in 1929. The estate which provides private access to the beach has evolved throughout the years creating a strong mixture of styles and ages of properties.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.





A large covered storm porch protects the front door which opens into a delightful central entrance hall with natural light stained glass panelling to the front, tiled flooring, useful built-in cloaks storage cupboard and fabulous easy rise staircase to the first floor with exposed brick work. Double doors lead from the entrance hall to the main sitting room and separate dining room while a further door leads through into the recently re-fitted kitchen.

The dual aspect kitchen is a good size and boasts a comprehensive range of modern units and work surfaces with integral skirting lighting and down lights along with an integrated electric hob with concealed hood over, integrated double oven, dishwasher and space for an American style double fridge/freezer. There is a double glazed window to the side, door to the adjoining utility room and feature tri-fold double glazed doors to the rear into the fabulous adjoining orangery which provides access into the rear garden via double glazed French doors. The fully insulated orangery boasts underfloor heating and radiators, an electrically operated skylight in the feature lantern, tiled flooring and inset down lighting.

The utility room has a double glazed window and door to the side, fitted units and work surface, sink unit, space and plumbing for a washing machine and door to the ground floor cloakroom with modern close couple w.c. and wash basin with storage under.

The main sitting room is a delightful through room with beamed ceiling, double glazed bay to the front, double glazed patio doors to the rear providing access into the rear garden and feature exposed brick fireplace housing a gas fire.





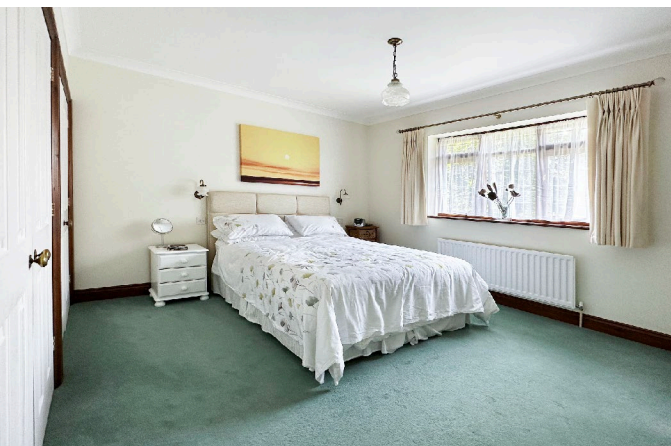


In addition the ground floor boasts a separate formal dining room which is currently utilised as home office/study with feature double glazed bay enjoying a pleasant outlook into the rear garden and ornate decorative architrave and ceiling rose.

The first floor provides a delightful landing enhanced by a feature stained glass window to the front and exposed brickwork to one wall, access hatch to the loft space and built-in airing cupboard. Doors lead to the four bedrooms and family bathroom.

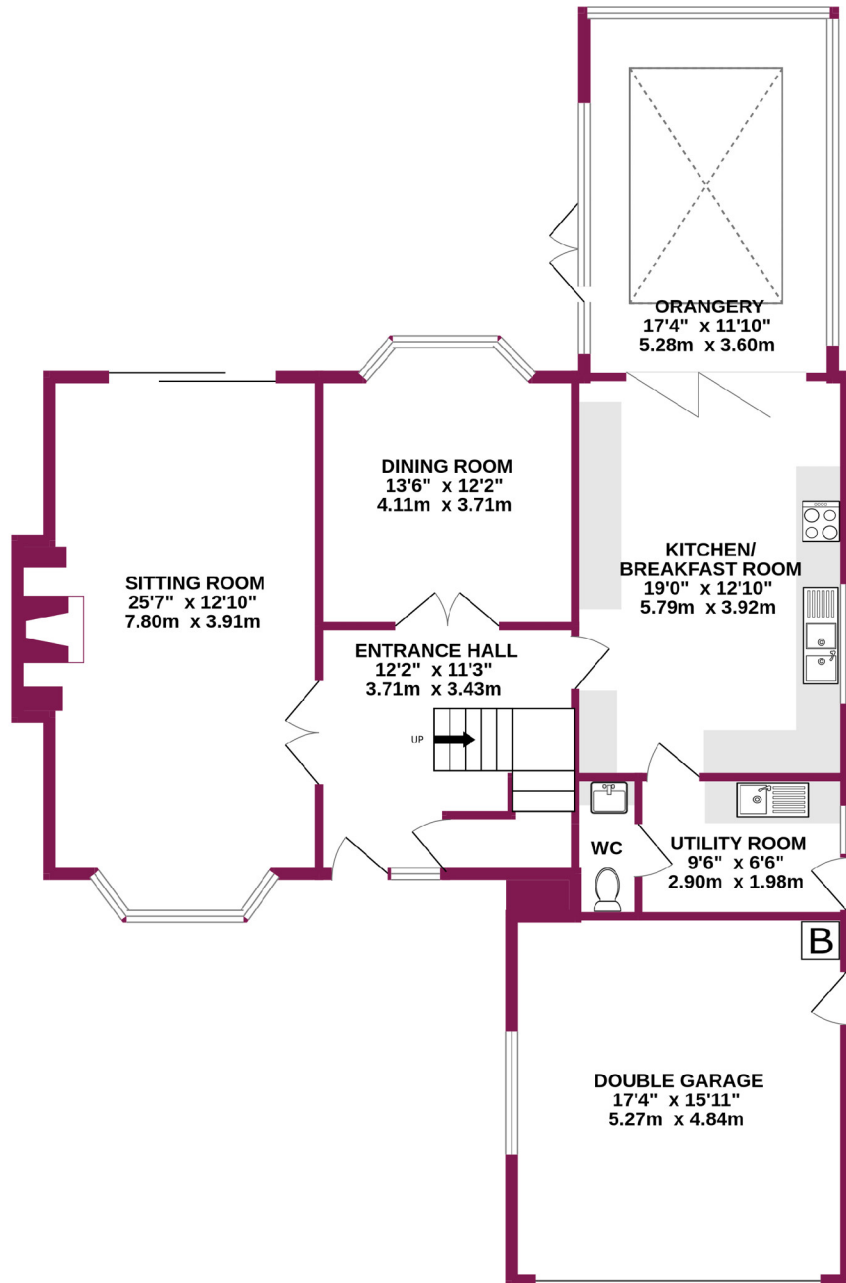
Bedroom 1 is positioned at the front of the property with a feature dormer style window and further double glazed window to the side, eaves storage cupboards and fitted wardrobes. A door leads into the adjoining en suite bath/shower room with roll top claw bath, walk-in shower enclosure, wash basin and w.c. The guest bedroom positioned at the rear also boasts fitted wardrobes and benefits from an en-suite facility with shower cubicle, wash basin, w.c. and bidet. Bedrooms 3 and 4 also offer fitted wardrobes. The family bathroom boasts a P-shaped bath with shower over, modern wash basin with storage under, and w.c.

Externally there is a gravel driveway providing on-site parking, a double garage with electrically operated up and over door housing the modern wall mounted gas boiler and water softener, an established frontage, while to the rear there is a delightful fully enclosed garden with paved terraces, lawn and established shrubs and trees. Gates at both sides of the property lead to the front. To one side there are two timber stores.

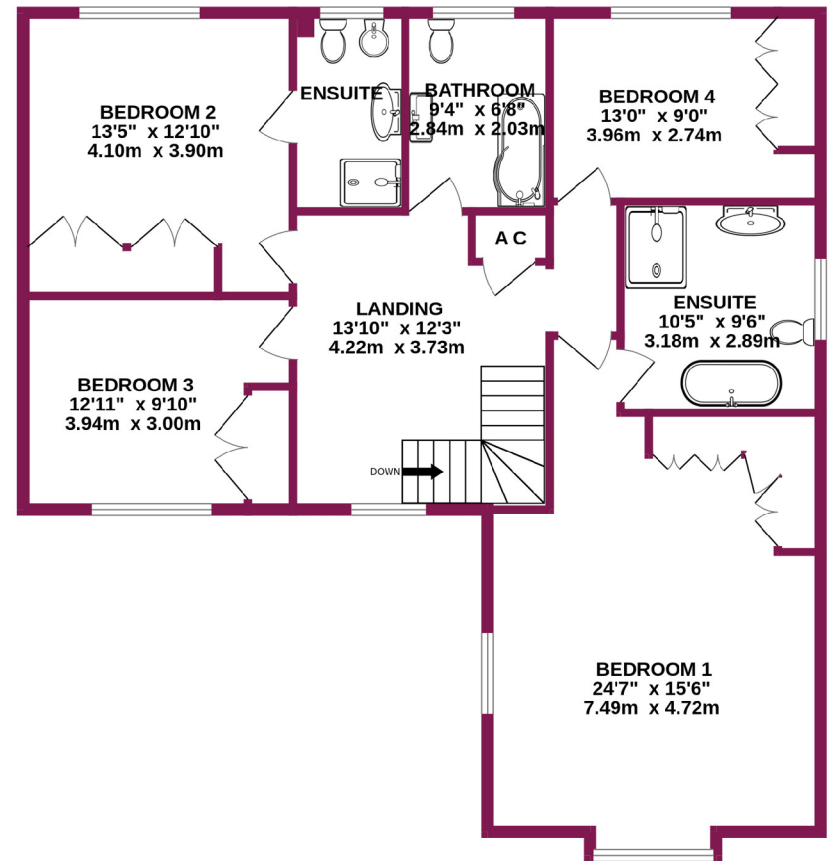


To arrange a viewing contact 01243 267026

GROUND FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.



1ST FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.

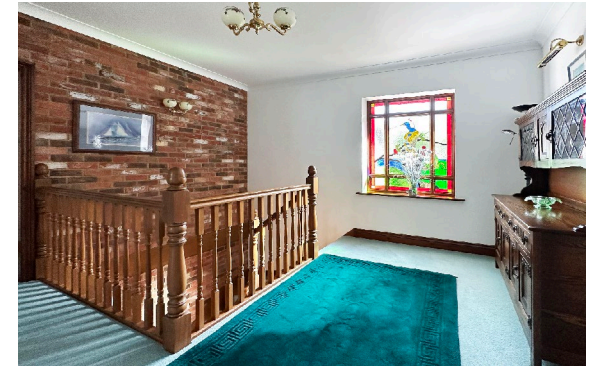


TOTAL FLOOR AREA : 2561 sq.ft. (237.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Private Estate Charge:**  
£345.00 p.a. (2023 - 2024)

**Council Tax:**  
Band G - £3,489 (2023 - 2024)

**Current EPC Rating: C (70)**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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