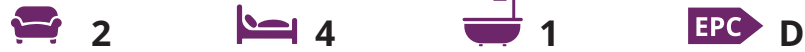






55 Craigweil Lane, Aldwick

Modernised detached four bedroom family house situated in the sought-after area of Aldwick.



- ▶ **Spacious Family Home**
- ▶ **Contemporary Open Plan Living**
- ▶ **Cosy Sitting Area**
- ▶ **Four Double Bedrooms**
- ▶ **Gardens Front and Rear**
- ▶ **Entrance Hall with Cloakroom/WC**
- ▶ **Quality Fitted Kitchen/Dining Room**
- ▶ **Snug and Utility Room**
- ▶ **Contemporary Family Bathroom**
- ▶ **Double Garage**

Modernised and improved four bedroom detached family house situated in the popular residential area of Aldwick within walking distance to the Aldwick beach.

The accommodation comprises spacious entrance hall, WC and access to the informal snug/utility, contemporary open plan kitchen with quality integrated appliances including two eye-level ovens, larder fridge and larder freezer, Induction hob with built-in extractor fan, cosy sitting area and dining area, the light floods in through the sliding patio doors which overlook the rear garden.

On the first floor, the galleried first floor landing leads to the principal bedroom, which is complemented by a full bank of fitted wardrobes. There are three further double bedrooms, two with fitted wardrobes and a refitted family bathroom with separate shower and modern suite.

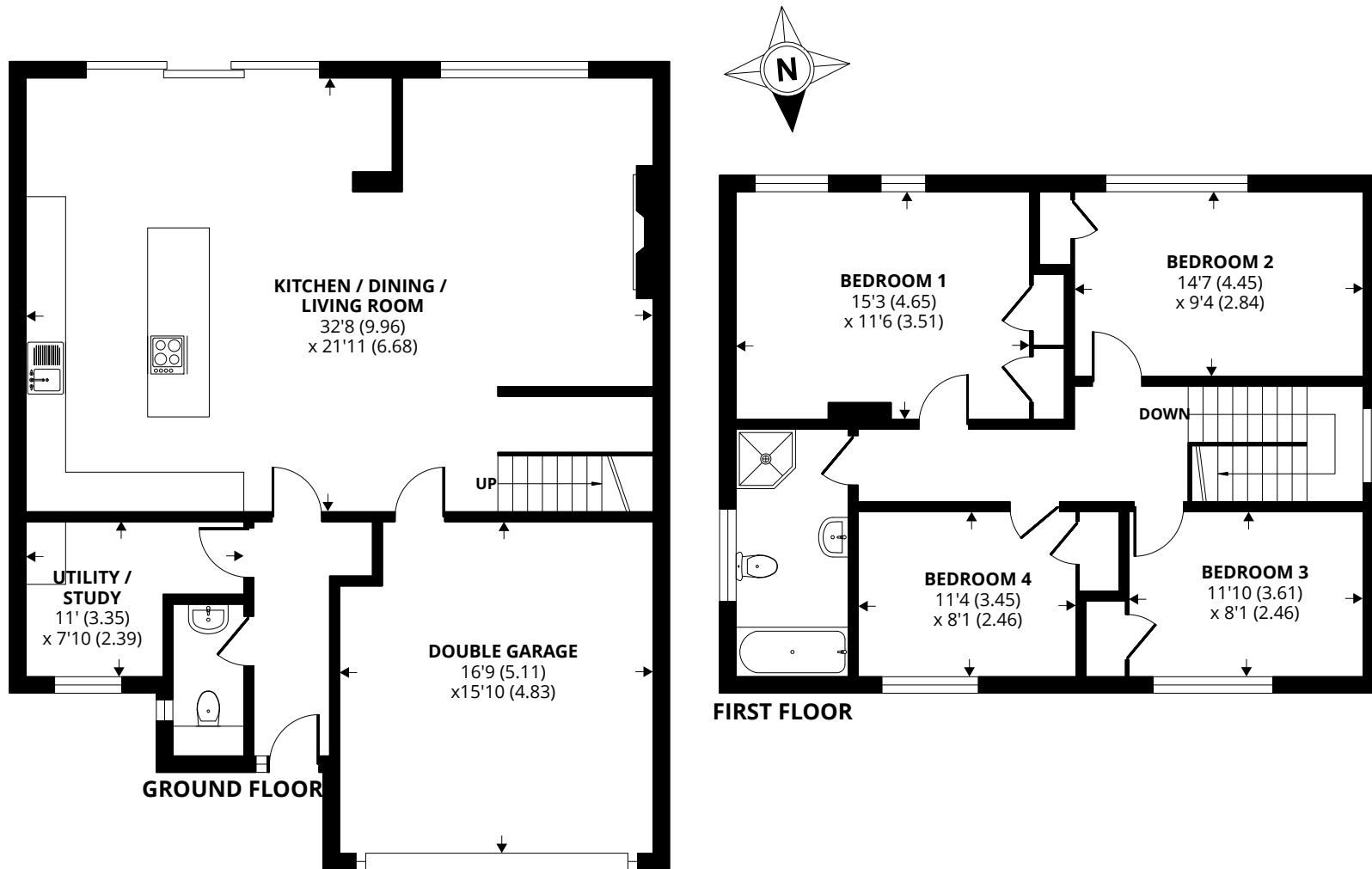
Outside, the front garden is of an open plan design and has a wide block paved driveway leading to an integral garage, ideal for conversion. The enclosed rear garden provides a safe playing environment for young children and includes an extensive lawn, established trees and shrubs and an alfresco patio area at the far end.

Council Tax Band: F









Approximate Area = 1629 sq ft / 151.3 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1887 sq ft / 175.2 sq m

For identification only - Not to scale



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.

Location

Craigweil Lane is a mature, highly regarded residential location about two miles west of Bognor Regis. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles; while Goodwood is approximately eight miles, famous for horseracing including Glorious Goodwood, as well as hosting the world renowned Festival of Speed and Revival motor sport events. Golf clubs are situated at Felpham, Chichester and Goodwood and there are sailing clubs at Bognor Regis, Felpham, Pagham and the Marina at Chichester Harbour.

Directions

From the Rose Green traffic lights, turn right into Gossamer Lane. Continue until reaching the roundabout, take the second exit straight ahead into Aldwick Street. Continue for approximately quarter of a mile, then turn right into High Trees. Bear round to the right, then turn right into the continuation of Craigweil Lane where No 55 will be found on the right hand side. 01/12/23

