



5 Wychwood Close

Craigweil Private Estate | Bognor Regis | West Sussex | PO21 4DW

Guide Price £795,000

FREEHOLD

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BA850-04/24



Features

- Detached 1930's Character Home
- 4 Bedrooms
- Exclusive Private Estate Setting
- No Onward Chain
- 1,446 Sq Ft / 134.3 SqM

This delightful detached 1930's four bedroom family home is an incredibly rare find, situated within the prestigious Craigweil private estate. Offering a wealth of characteristic features, the property has been lovingly cared for throughout the current owners lengthy occupancy and the accommodation provides an incredibly homely feel, complemented with an established, well stocked, Southerly rear garden.

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.

Local amenities are found within a short walk in the Coastguards Parade while the doctor's surgery, library and further amenities including regularly routed bus services are nearby in the village of Rose Green. Bognor Regis town with its mainline railway station (London - Victoria 1hr 45mins) is approximately two miles to the east while the historic city of Chichester is within a short drive (approximately six miles).



A bespoke arched double glazed hardwood front door positioned at the side of the property leads into an entrance vestibule with cloaks hanging recess and door to a useful under stair storage cupboard with light. From the vestibule a pair of glazed swing doors lead through to a small hallway, with a staircase to the first floor, with natural light double glazed window to the rear, fitted handrails to the wall and additional handrail with feature ornate balustrade. Doors lead from the hall to the sitting room and dining room.

The dining room is a dual aspect room with double glazed windows to the side and front, both with tiled sills, exposed wood flooring and a pair of obscure glazed sliding doors with matching flank panelling leading through to the central sitting room, with a feature double glazed bay to the front with tiled sill, exposed brick feature fireplace, exposed wood flooring and door to the inner lobby.

A pair of sliding glazed doors lead from the sitting room to the rear into a sun room with double glazed panels to both sides, quarry tiled flooring and modern double glazed sliding doors to the rear, providing access to the rear garden.

The inner lobby has quarry tiled flooring, a useful storage recess with adjacent utility cupboard (where there is space and plumbing for a washing machine), sliding door to the kitchen, door to the side access and further door to the ground floor cloakroom with wall mounted corner wash basin, low level w.c and narrow double glazed obscure window to the rear.



The kitchen is very much a blank canvass, but it is a good size dual aspect room, measuring 12' 2" x 10' 4" overall, with a double glazed window to the front, two double glazed windows to the side, a stainless steel single drainer sink unit, fitted cupboards and shelving, quarry tiled flooring and modern wall mounted 'Worcester' gas boiler.

The first floor has a landing with a double glazed window to the side, useful built-in storage cupboard, access hatch to the loft space, built-in airing cupboard housing the lagged hot water cylinder and additional shallow shelved storage cupboard. Doors lead from the landing to the four bedrooms, shower room and separate w.c.

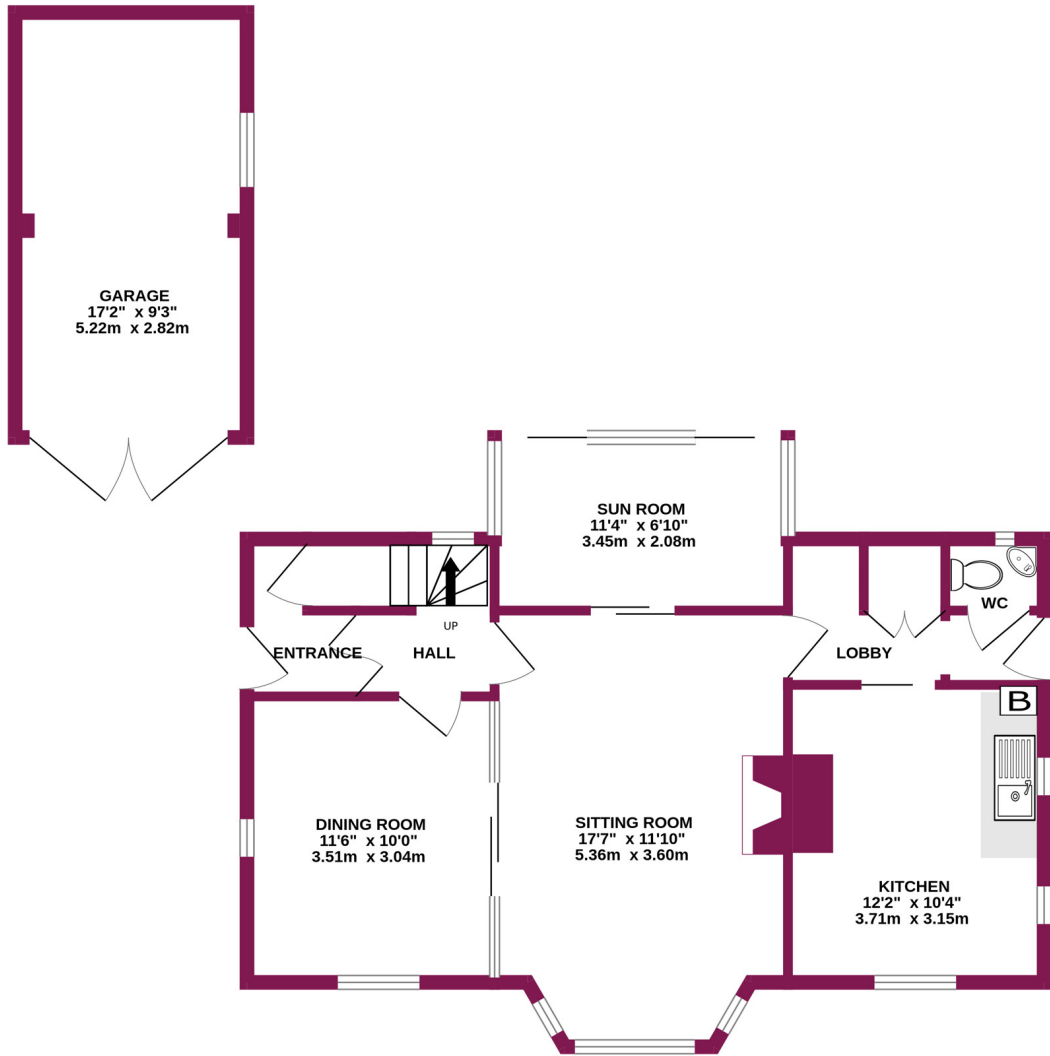
Bedroom 1 is a front aspect room with a double glazed window, shower cubicle with fitted shower, wall mounted wash basin and fitted wardrobes.

Bedroom 2 is a side aspect room with two double glazed windows, vanity basin and fitted double wardrobe, while Bedroom 3 also has two double glazed windows to the side, vanity basin and a built-in wardrobe, along with wood effect flooring. Bedroom 4 is a bright and airy room with a double glazed window to the rear enjoying a pleasant outlook over the Southerly rear garden and has a pedestal wash basin.

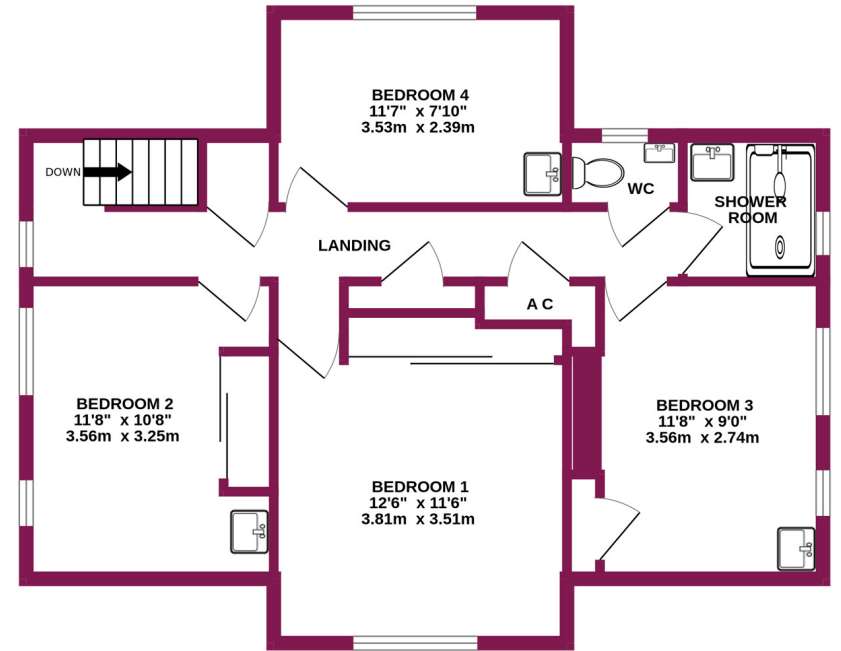
Although small by some standards, the shower room has been updated in recent years and boasts an oversize walk-in shower enclosure with glazed screen, dual shower and modern wash basin with storage under, modern tiling, a heated towel rail and an obscure double glazed window to the side. Adjacent to the shower room is a separate w.c with double glazed window to the rear, enclosed cistern, modern w.c and wall mounted wash basin.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 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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Externally, there is a sweeping driveway to the front with two entrances providing on-site parking for several cars. The driveway continues to the side leading to the detached pitched roof garage with double doors at the front and double glazed window to the side. A gate leads into the Southerly rear garden which boasts an array of established shrubs, trees, plants, beds, borders and lawn.

Current EPC Rating: C (70)

Private Estate Contribution: £420.00 July 2023 - June 2024

Council Tax: Band F £3,174.55 p.a. (Arun District Council / Aldwick 2024 - 2025)



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