



74 The Drive

Craigweil Private Estate | Aldwick | West Sussex | PO21 4DS

Guide Price £2,500,000

FREEHOLD

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ST25000 - 07/24

Features

- **Detached Front Line Residence**
- **Idyllic Private Estate Setting**
- **Highly Versatile Accommodation**
- **4 Bedrooms**
- **Direct Beach Access & Superb Sea Views**
- **Indoor Heated Swimming Pool**
- **4,197 Sq Ft / 389.9 Sq M (incl. pool & garage)**

Situated in a mature non-through road setting, within the highly sought after Craigweil Private Estate, this detached front-line residence occupies an idyllic position, with a wider than average, mature plot providing direct beach access and superb Southerly sea views. The light and airy accommodation in brief comprises: entrance vestibule/lobby, hallway, 4 bedrooms, 3 reception rooms, a kitchen/breakfast room, separate utility room, 2 cloakrooms/w.c.s, study, 2 bathrooms, a shower room, indoor swimming pool, conservatory, double garage and balcony/sun terrace.

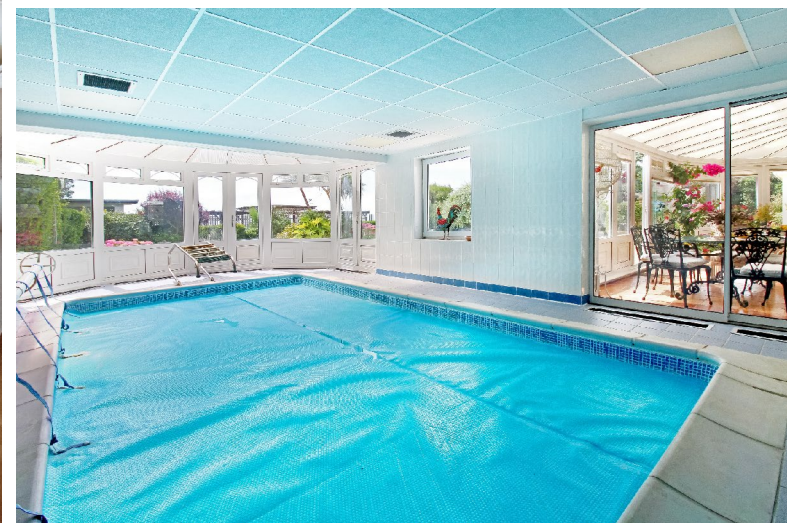
The Craigweil Private Estate is considered to be one of the most sought after locations to reside along this coastal stretch, steeped in history with Royal connections following his Majesty King George V's recuperation at the former Craigweil House in 1929.

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) can be found within approximately two miles to the east, while the historic city of Chichester is within a short drive (approximately six miles).

A covered storm porch protects the double glazed front door which leads into a welcoming vestibule/lobby with door to an adjoining study at the front and glazed double inner casement doors leading into the hallway, where there is a feature easy rise carpeted staircase with handrail/balustrade and fitted chair lift. A large double glazed window and high level dormer style double glazed window to the front provides natural light into the hallway. There is also a useful floor to ceiling double storage cupboard. Glazed doors lead into the kitchen and sitting room, while further doors lead to the two ground floor bedrooms, ground floor bathroom, garage and a cloakroom with w.c and wash basin.

The kitchen/breakfast room is a front aspect room and boasts a comprehensive range of fitted units and work surfaces incorporating a useful breakfast table, integrated electric hob with modern hood over and eye-level oven. Glazed bi-fold double doors lead through to the adjoining dining room while a glazed door to the side leads into the adjacent utility room which has a double glazed door to the front, further units and work surfaces, second sink unit, space and plumbing for a washing machine and fridge freezer, door to the rear, walk-in boiler/pump room housing the wall mounted gas boiler, pool heater/boiler, pumps, filtration system and solar panel controls. Doors lead to the indoor swimming pool and cloakroom with w.c, wash basin, water softener and double glazed window to the front.





The main ground floor sitting room is a good size room measuring 21' x 18' 9" with a feature chimney breast with recessed log effect fire, feature display recesses, archway through to the adjacent dining room and large double glazed sliding doors to the rear into the adjoining conservatory. The dining room provides access to the kitchen and also has double glazed sliding doors to the conservatory.

The conservatory measures 26' 10" x 9' 10" overall, with a pitched roof, tiled flooring and provides access into the rear garden via two sets of double glazed French doors. Double glazed sliding doors lead from the conservatory to the side into the indoor pool room which measures 34' 4" x 15' 3" with a pool measurement of approximately 20' x 11'. The pool room has heating, double glazed windows to the rear and side and provides access into the rear garden via two sets of double glazed French doors.

Bedrooms 3 and 4 are both positioned on the ground floor, both providing fitted wardrobes and both enjoying the delightful outlook into the rear garden and sea beyond. Bedroom 4 has been utilised as a hobbies/craft/sewing room, while bedroom 3 provides access into the rear garden via a pair of double glazed French doors. In addition, the ground floor has a bathroom with suite of bath with mixer tap/shower attachment, wash basin with storage under, w.c, tiled walls and a double glazed window to the side.

The first floor boasts a light and airy gallery style landing which leads to Bedrooms 1 and 2, a shower room and a superb first floor living room which measures 25' 7" x 23' 3" overall, with an 11' 8" vaulted ceiling height, with exposed beams, two useful built-in storage cupboards, a double glazed window to the front, double glazed picture windows to the rear boasting delightful sea views over the garden and large double glazed French doors to the rear, providing access onto the generous paved sun terrace/balcony.

Bedroom 1 is a triple aspect room with fitted wardrobes and has a tilt and turn double glazed door to the rear onto the sun terrace/balcony. Accessed via wardrobe doors is the adjoining en-suite bath/shower room with a modern suite of bath, walk-in shower enclosure with dual shower, wash basin with storage, w.c., bidet, access hatch to the loft space and double glazed window to the rear.





Bedroom 2 also boasts fitted bedroom furniture and has access via a tilt & turn double glazed door to the sun terrace/balcony. Positioned opposite bedroom 2 is a further shower room with double glazed window to the front, shower cubicle with fitted dual shower, w.c, wash basin with storage, bidet and tiled splash-back.

Externally, there is an established mature frontage with a gravel driveway providing on-site parking for several cars. The double garage is a good size measuring 20' 2" x 16' 6" with an electrically operated vertical roller door, power, light, wall mounted electric consumer unit, high level window to the side and door into the hallway.

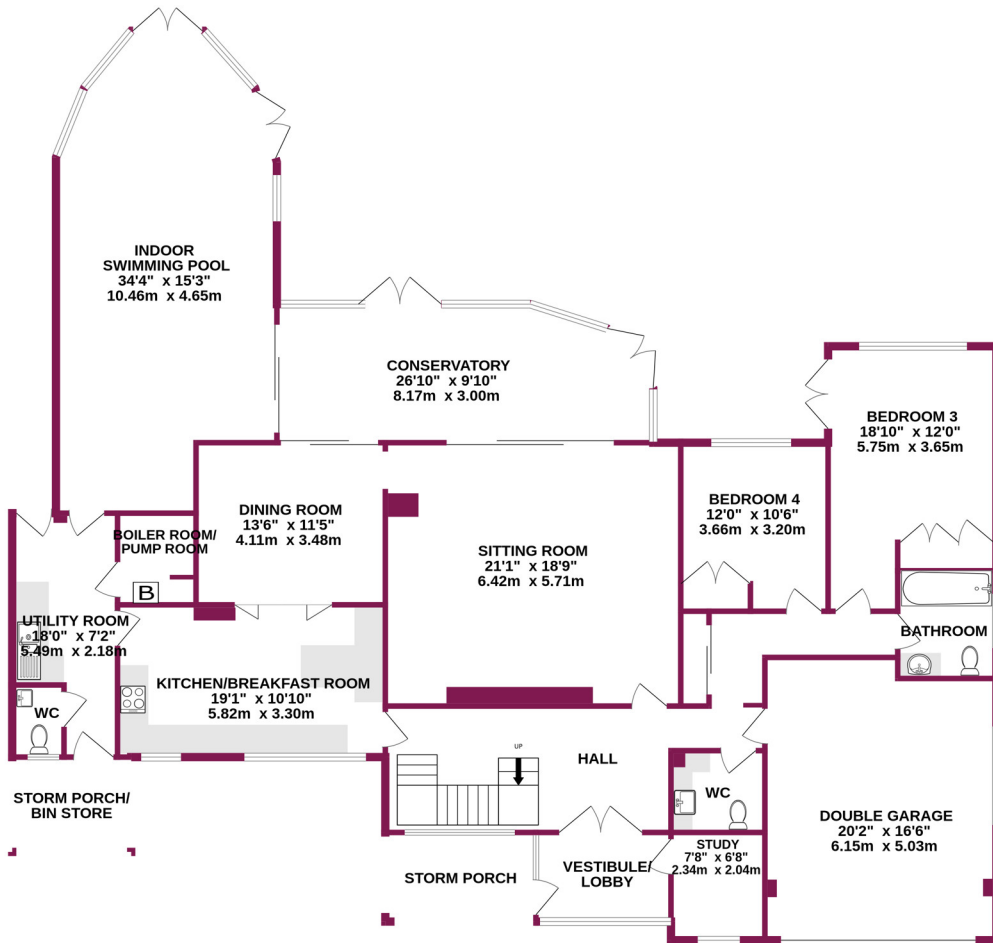
The established, wide rear garden is a real feature of this delightful home, with a large paved sun terrace, generous lawn, established shrubs, beds and trees, feature BBQ area, side area with gate to the front and metal fencing to the rear with secure gate providing direct access to the beach, along with a pergola and useful store (former boathouse).



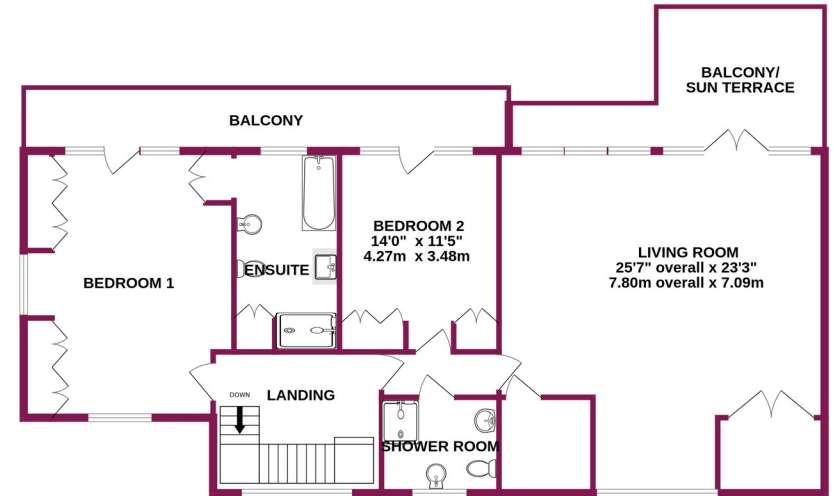
To arrange a viewing contact 01243 267026



GROUND FLOOR
2882 sq.ft. (267.7 sq.m.) approx.



1ST FLOOR
1316 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 4197 sq.ft. (389.9 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.



Current EPC Rating: B (84)

Craigweil Estate Private Estate Contribution: £478.00 p.a Aug 2023 - July 2024

Council Tax: Band G £3,662.96 p.a. (Arun District Council/Aldwick 2024-2025)

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