



**27 Kingsway**

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

**Guide Price £850,000**

**FREEHOLD**

27



# 27 Kingsway

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BO950-04/24



## Features

- Detached Four Bedroom Residence
- Incredibly Well Presented Throughout
- Exclusive Private Estate Setting
- Generous Fully Enclosed Rear Garden
- 2,159 Sq Ft / 200.6 Sq M

This incredibly bright and airy detached two storey house is offered for sale in exceptional decorative order and provides highly versatile and well proportioned accommodation, with four bedrooms, three reception rooms, fitted kitchen with integrated appliances, breakfast room, separate utility room, cloakroom/wc, family bath/shower room, en-suite cloakroom, wc, garage and home office/hobbies room.

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).





The front door opens into a useful double glazed porch where an inner door leads through into a spacious welcoming entrance hall with a double glazed natural light window to the side, large built-in double cloaks storage cupboard and staircase to the first floor landing. Glazed doors from the hallway lead into the kitchen, the sitting room and a further door leads to the ground floor cloakroom with w.c. and wash basin.

The main living room is a bright and airy dual aspect room positioned at the front of the property with large double glazed window to the front and a further double glazed window to the side, along with a feature fireplace and glazed double casement doors providing access into the adjoining separate dining room which is also a dual aspect room with double glazed windows to the front and side.

A glazed door from the dining room leads to the rear into the adjacent modern, fully fitted kitchen which enjoys a pleasant outlook into the rear garden via a double glazed window along with a further double glazed window to the side. The kitchen has been fully re-fitted in recent years and boasts a comprehensive range of fitted units complemented by granite work surfaces incorporating a large breakfast bar and inset sink unit, along with integrated Miele appliances of two microwave combi ovens, additional oven, warming drawer, large ceramic hob with feature hood over and American style fridge/freezer. A glazed door leads to the side into the hallway while a further glazed door to the rear leads into the delightful breakfast room with double glazed windows to the side and rear and a double glazed door leading out to the side. Further doors lead from the breakfast room to the utility room and the additional sitting room.

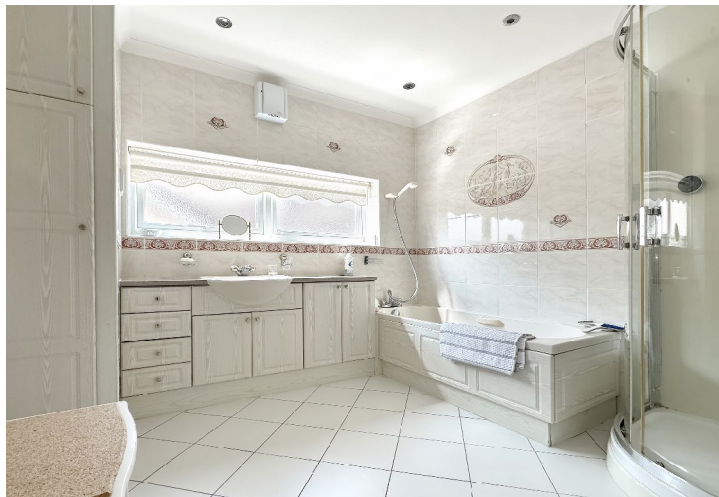




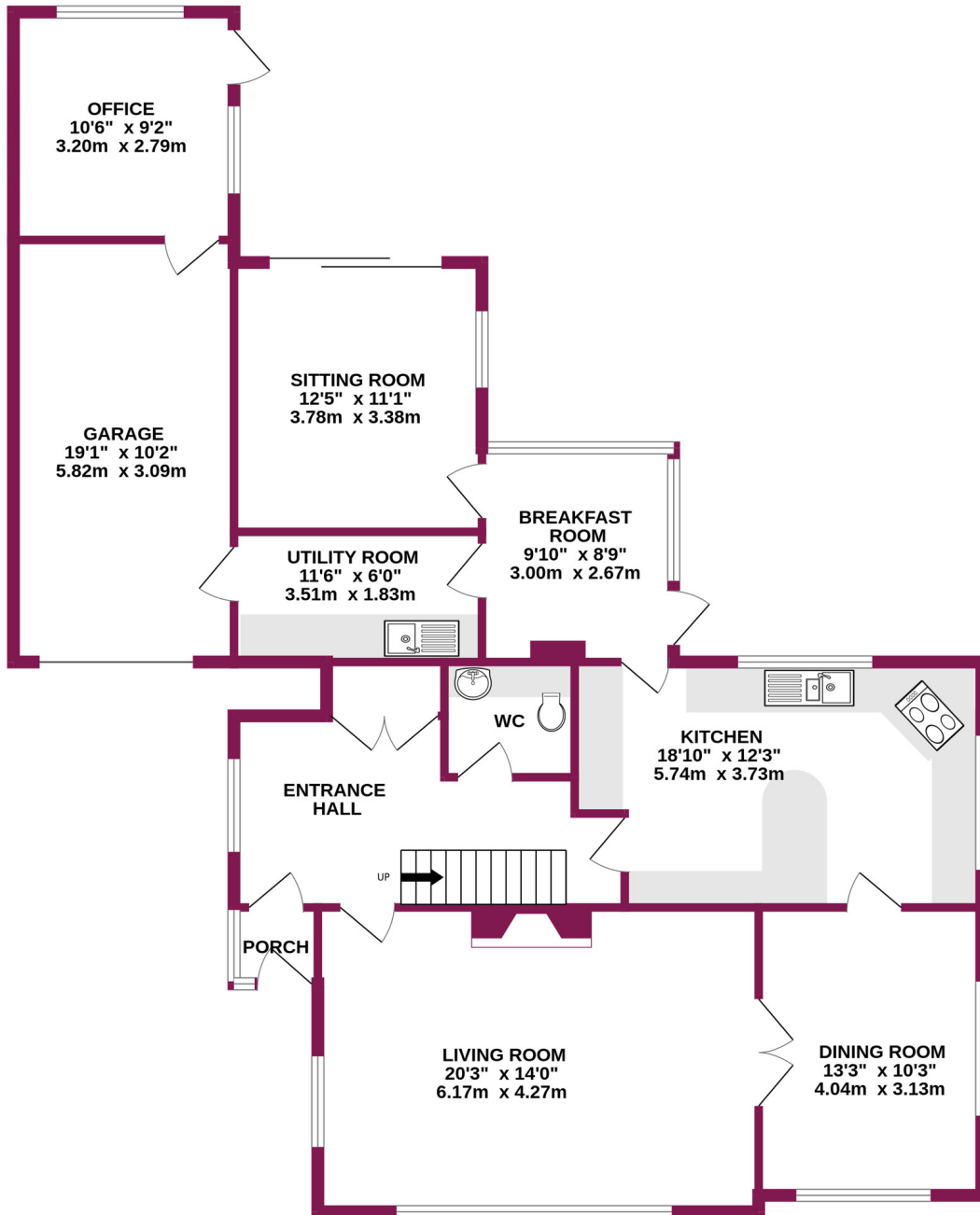
The sitting room is a peaceful, calming, room at the rear of the property which provides access into the rear garden and terrace via double glazed sliding doors, along with a side aspect double glazed window. The separate utility room accessed from the breakfast room has a natural light window into the breakfast room along with fitted work surfaces and wall units with space and plumbing for a washing machine, dryer, under counter fridge and freezer and second sink unit. A door at the end of the utility room leads into the adjoining garage with power, light, electrically operated vertical roller door and door to the rear providing access into the highly versatile home office/hobbies room which enjoys a pleasant outlook into the rear garden via a double glazed window to the rear, a double glazed window to the side and double glazed door to the side providing access into the rear garden.

The first floor boasts a central landing with access hatch to the loft space and doors to the four bedrooms, large family bath/shower room and separate wc. Bedrooms 1, 2 and 3 are all good size, dual aspect double bedrooms, all with wardrobes and with bedroom 1 benefiting from an en-suite cloakroom with wc and wash basin with fitted storage/drawer units. Bedroom 4 is a rear aspect single room enjoying a delightful view over the rear garden. The family bath/shower room is also of a good size with shower enclosure with dual shower, bath with mixer tap/shower attachment, wash basin inset into a surround with storage/drawer units under, built-in airing cupboard housing the lagged hot water cylinder and a double glazed window to the side. In addition, there is a separate wc with a double glazed window to the rear.

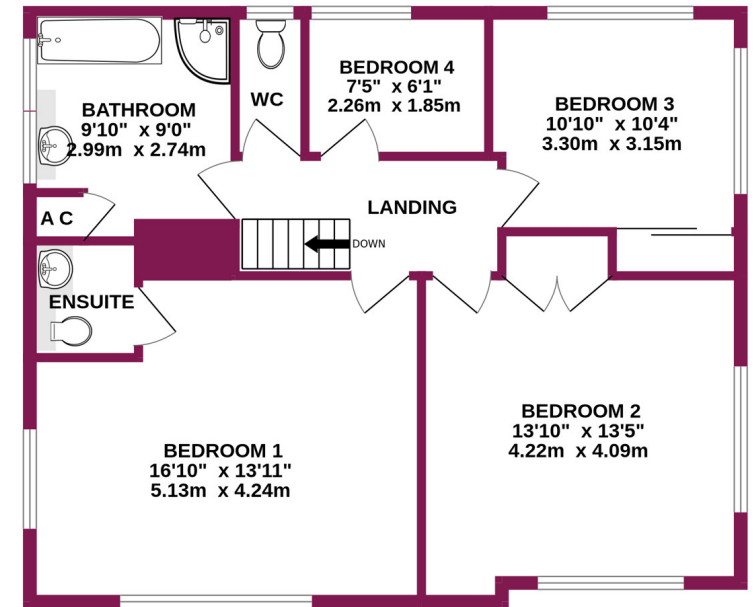
Externally, the property has a generous open plan frontage laid predominantly to lawn with established borders, with a long block paved driveway providing on-site parking for several cars leading to the adjoining garage. A gate at the side of the property leads to the incredibly well tended rear garden with terraces, superb central lawn and an array of mature, established, strategically placed, shrubs, tree and plants providing screening from neighbouring properties.



**GROUND FLOOR**  
1403 sq.ft. (130.3 sq.m.) approx.



**1ST FLOOR**  
757 sq.ft. (70.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2159 sq.ft. (200.6 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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**Current EPC Rating:** D (62)

**Private Estate Contribution:** £409.00 p.a. 2023 - 2024

**Council Tax:** Band E £2,686.16 p.a. (Arun District Council / Aldwick 2024 - 2025)

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