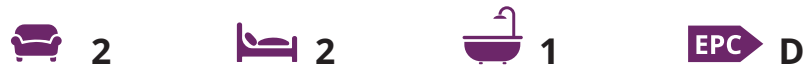






## 35 Kingsway, Craigweil Estate, Aldwick

Single storey seaside residence on a Private Marine Estate in Aldwick. No onward chain.



- ▶ **Detached Bungalow**
- ▶ **Potential for Modernising and Extending**
- ▶ **Fitted Kitchen/Breakfast Room**
- ▶ **Family Bathroom and WC**
- ▶ **Landscaped Front and Rear Garden**
- ▶ **Private Marine Estate**
- ▶ **Two Reception Rooms**
- ▶ **Two Double Bedrooms**
- ▶ **Driveway and Garage**
- ▶ **No Onward Chain**

Henry Adams are delighted to offer this single storey residence, which offers extremely versatile accommodation, but would benefit from some modernisation of the fixtures and fittings. There is a dormer window to the loft area, which could be converted to offer additional accommodation.

The entrance porch opens onto the spacious hallway. The generous dual aspect sitting room has a feature fireplace and doors opening onto the sun room with lovely garden views. The kitchen/breakfast room is fitted with white units with space for white goods, a walk-in larder and rear porch with WC and giving rear access to the garage.

There is a dual aspect double bedroom with a full bank of fitted wardrobes overlooking the front garden plus another double bedroom with fitted wardrobe overlooking the rear garden. There is a family bathroom fitted with a walk-in double shower, separate WC and two storage cupboards.

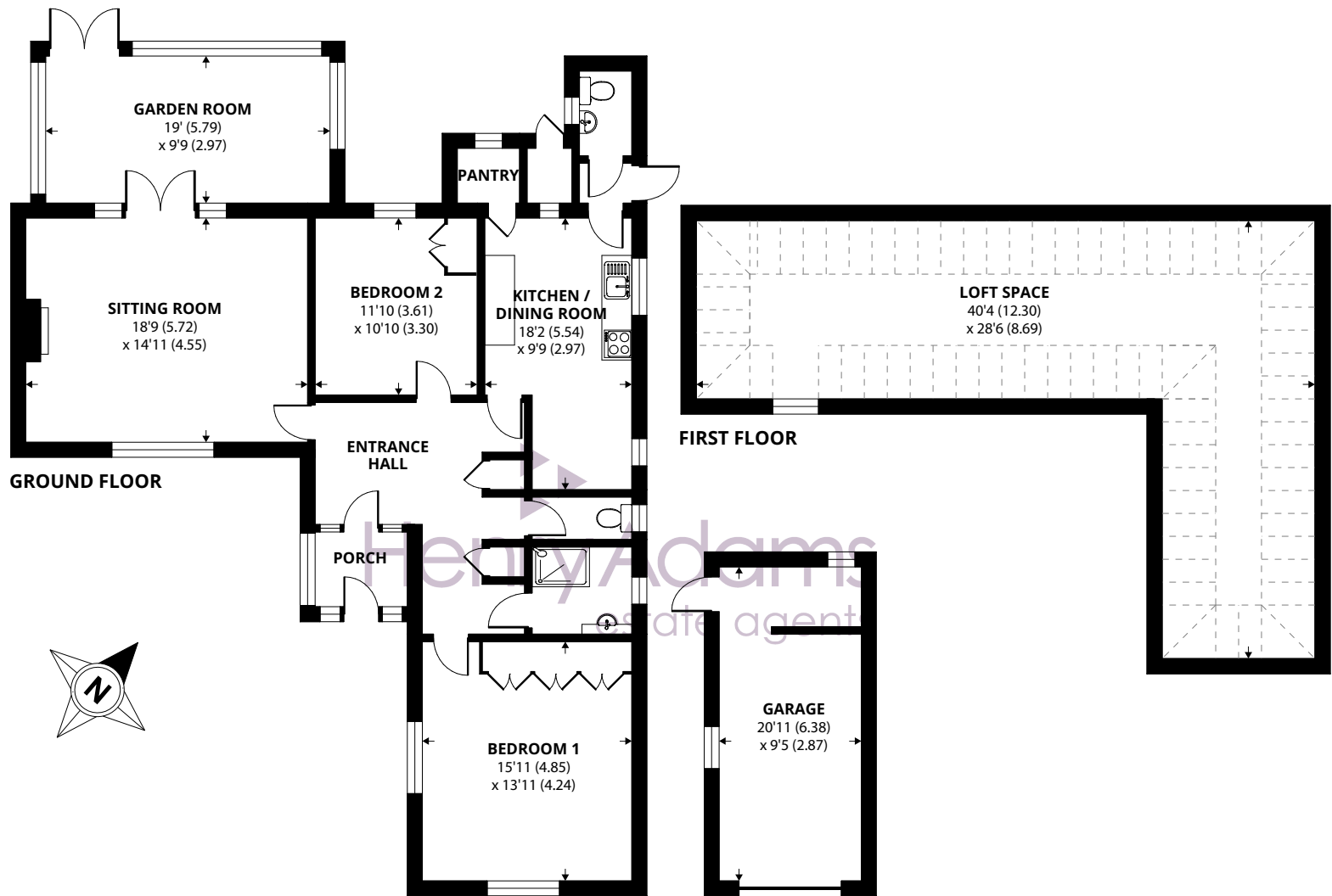
Outside, the landscaped south facing front garden has a driveway leading to the garage, established trees and shrubs plus a generous lawn. The enclosed rear garden is mainly laid to lawn with established trees and shrubs.

Private Estate Charge: We understand the private estate charge is currently £402 p.a.









Approximate Area = 1574 sq ft / 146.2 sq m  
 Limited Use Area(s) = 424 sq ft / 39.4 sq m  
 Garage = 199 sq ft / 18.5 sq m  
 Total = 2197 sq ft / 204.1 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-on-Sea is a prestigious private marine estate, known locally for its Royal connections with King George V's visit whilst convalescing in 1929. Like Aldwick Bay, when the development first commenced, it was very much aimed at city dwellers seeking a quality seaside residence and the retired wishing to reside in a peaceful neighbourhood. Today, however, it is probably best described as 'One of the best kept secrets along the South Coast'. Craigweil offers discerning purchasers the opportunity to live in an exclusive residential setting, steeped in mature tree lined avenues with a residents private beach access. The Cathedral City of Chichester is about seven miles and Bognor Regis is about two miles.

Council Tax Band: E

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