



27 Kingsway, Craigweil Estate, Aldwick

Guide Price £800,000



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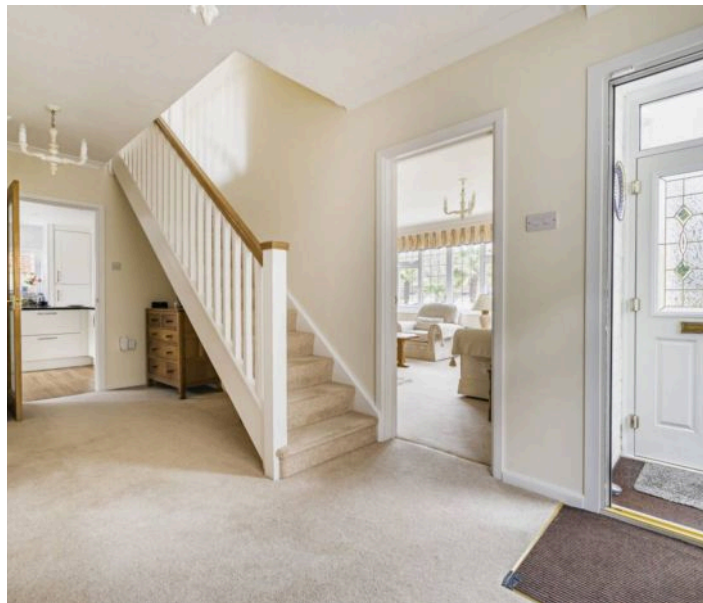
Modernised and extended detached house with potential for annexe accommodation situated on the Craigweil Private Marine Estate.

- Extended Detached House
- Annexe Potential
- Spacious Entrance Hall/WC
- Four Reception Rooms
- Refitted Kitchen plus a Utility
- Principal Bedroom with En-Suite WC
- Three Further Bedrooms
- Family Bathroom
- Beautifully Landscaped Gardens
- Garage and Block Paved Driveway

This 1970's modern detached house has been lived and loved for many years by the current owners. The property has been extended over the years but could offer further scope for annexe accommodation for multi-generational living.

The spacious entrance hall has a ground floor WC and stairs to the first floor. The dual aspect sitting room has a large picture window out onto the south facing front garden, there are also double doors to the dual aspect dining room. The kitchen is fitted with a range of cream Shaker style wall and floor units, integral appliances, eye-level double ovens and a breakfast bar and there is a door opening into the utility and breakfast area which leads to the snug overlooking the rear garden.

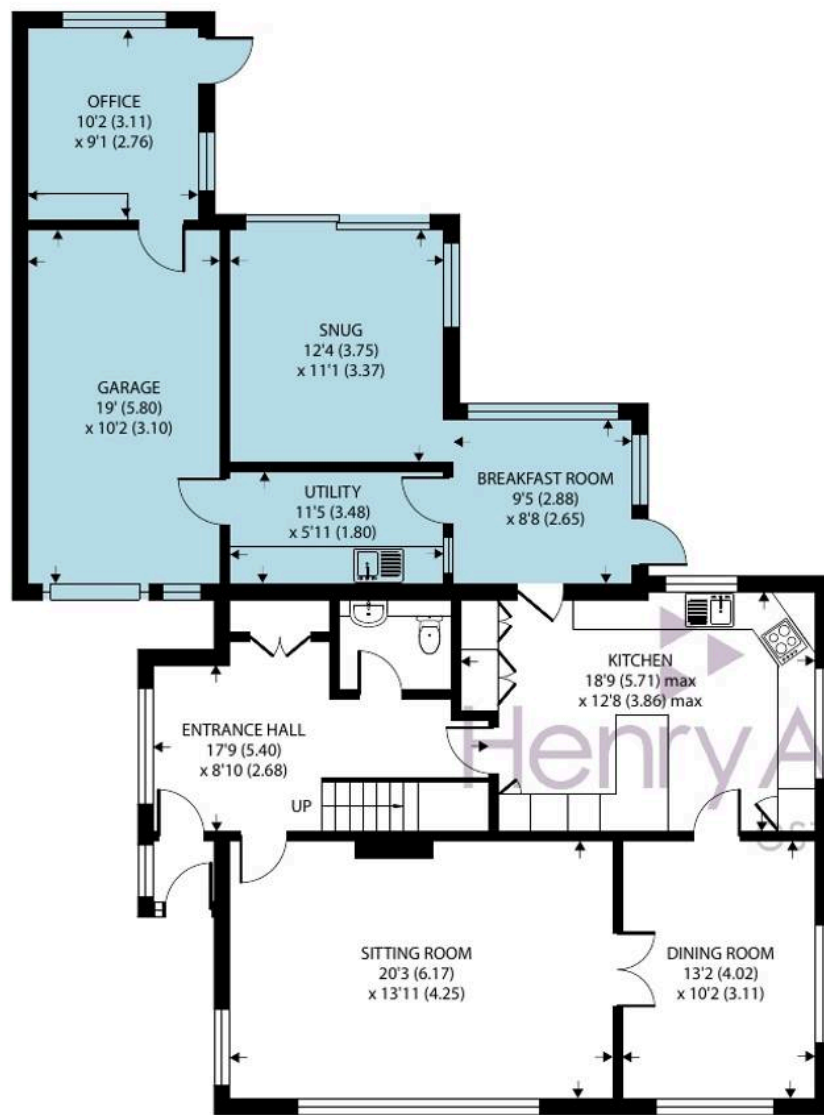
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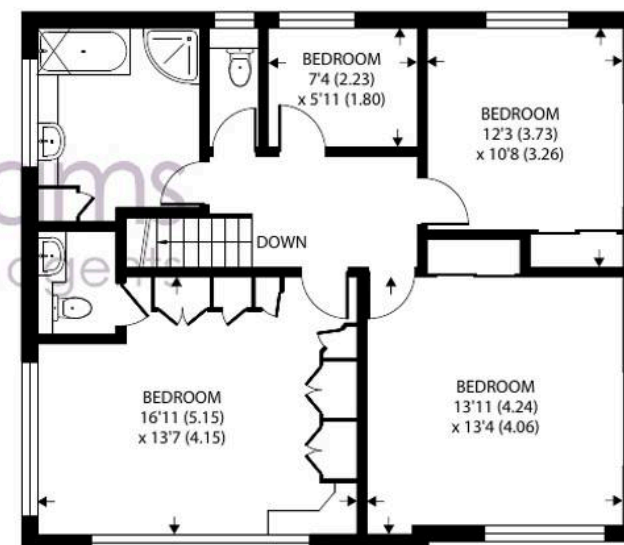








GROUND FLOOR



FIRST FLOOR

Kingsway, Aldwick

Approximate Area = 2005 sq ft / 186.3 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 2292 sq ft / 212.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1267722

On the first floor, the principal bedroom has a full range of fitted wardrobes and an en-suite WC. There are two further double bedrooms, both with fitted wardrobes and a single bedroom/study. The family bathroom has a panel bath, shower and vanity unit basin, there is a separate WC.

Outside, the rear south facing garden is landscaped with a lawned area and wide block paved driveway offering ample parking and leads to the garage, which has a study at the rear. The rear garden has mature shrubs, trees and a lawned area with a wrap-around block paved patio area.

The property is situated in the highly regarded and much sought-after location of Craigweil Private Estate. There are various twittens that lead directly through to the beach. Bognor Regis town centre is about two miles to the east where a mainline railway station to London Victoria can be found. The cathedral city of Chichester with its pedestrianised shopping facilities, comprehensive range of bistros, cafes and restaurants, as well as the renowned Festival Theatre is approximately six miles away.

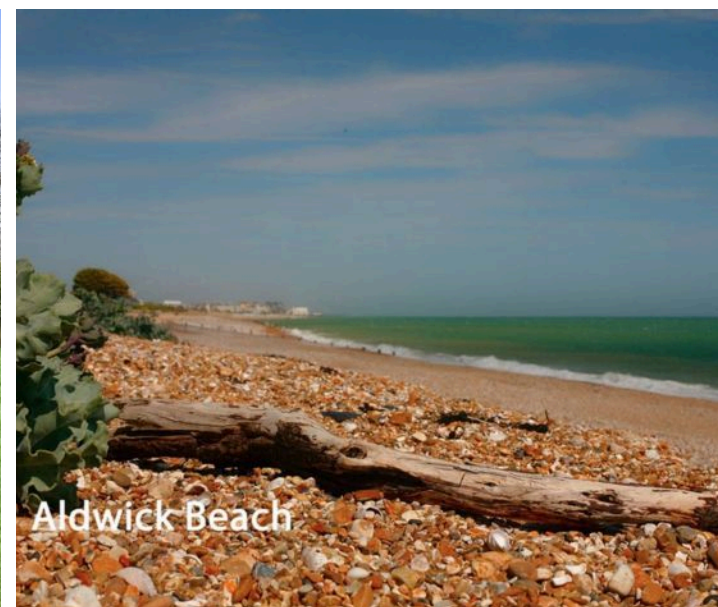
Private Estate Charge: The private estate charge is approximately £417 p.a.

What3Words ///runs.warthog.dweller

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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