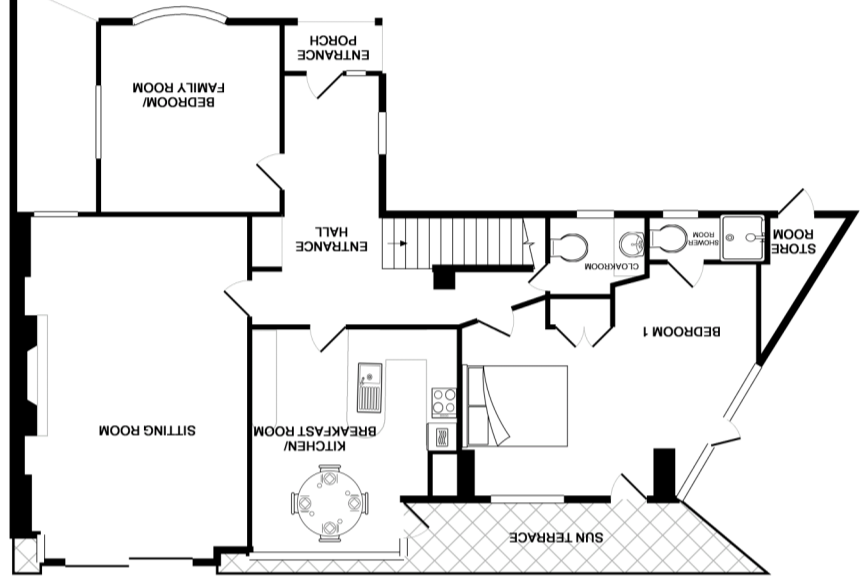
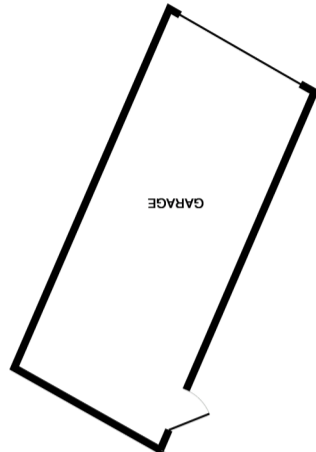
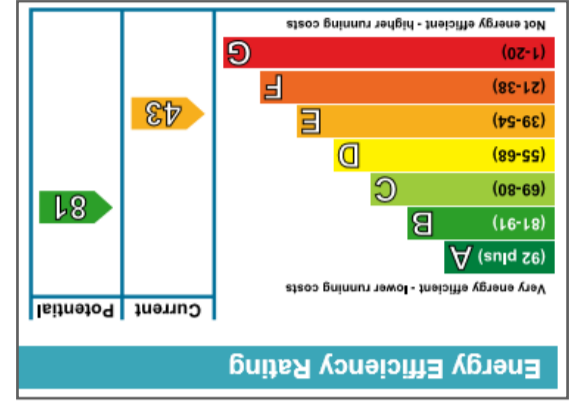


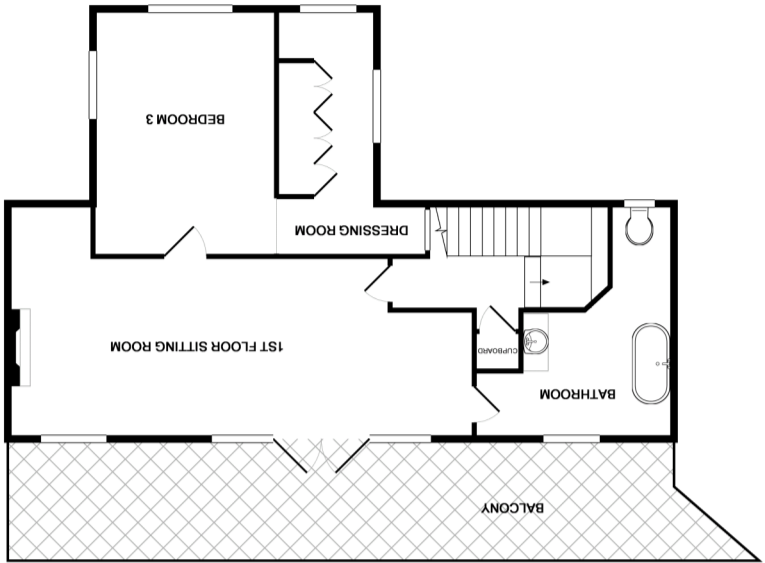
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GROUND FLOOR



1ST FLOOR



# STRIDE & SON

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Aldwick

## The Boat House, 14 Craigweil Manor, Aldwick, Bognor Regis, PO21 4DJ.

Occupying an enviable seafront location, a period family house of great charm, believed to date from Victorian times and being the original boat house to Craigweil Manor.

The property was converted in the early 1900's into a dwelling and later became an artist's studio. The house, which is now in need of updating, offers **3/4 bedrooms** with ground and first floor living rooms, extensive south facing balcony and delightful part walled garden fronting **directly onto Aldwick beach**. The house retains much of its unique character and, having been in the vendors ownership for many years, is now ready for the next phase of its long and distinguished history.

There are good local facilities at Aldwick and Rose Green which are within easy reach. The main shopping centre at Bognor Regis is approximately 2 miles distant whilst Chichester, with its Cathedral, Festival Theatre and shopping precinct, is some 7 miles to the west.

The accommodation is arranged as follows: Covered entrance with front door to:

- HALL:** 17'9 x 7'3. Recess housing fridge/freezer. Convector radiator.
- CLOAKROOM:** Low level WC. Vanity unit with light and mirror over and cupboard below. Radiator.
- SITTING ROOM:** 23'7 max. x 15. Open fireplace with Minster style surround and recessed display shelves to either side. Two double radiators. TV aerial and telephone points. Double glazed patio doors to **south facing garden with views of the beach and open sea**. Serving hatch to:
- KITCHEN/BREAKFAST ROOM:** 15' x 13'8 max. Range of fitted base and wall units. Peninsular unit with stainless steel sink. Zanussi double oven with matching gas hob and cooker hood over. Boiler cupboard housing Potterton gas boiler for domestic hot water and central heating. Broom cupboard. Radiator. Double glazed picture window with sea views and double glazed door to terrace and garden.
- BEDROOM 1:** 19'4 max. x 11'4 (of irregular shape). Convector radiator. Two built in double wardrobes. Fitted drawer unit and dressing table with drawers below. Electric meter cabinet. Convector heater. Double glazed picture windows and door to south facing garden with **sea views**. Glazed saloon door to:
- SHOWER ROOM:** Fully tiled shower cubicle with Triton control. Vanity unit with drawers below. Heated chromium plated towel rail.
- BEDROOM 2/ FAMILY ROOM:** 12'4 x 12'. Built in double wardrobe. Double radiator.
- Stairs to:
- 1<sup>st</sup> FLOOR LANDING:** Airing cupboard with lagged copper cylinder (immersion).
- 1<sup>st</sup> FLOOR SITTING ROOM:** 30'2 x 11'10. Vaulted ceiling. Tongue and groove panelled walls. Feature fireplace with Adams style pine surround and display alcoves to either side. Double radiator. Double glazed patio doors to south facing balcony with **panoramic sea views**. Telephone point.
- BEDROOM 3:** 16' x 11'11. Radiator. Archway to:
- DRESSING ROOM:** 16'2 x 7'4. Radiator. Fitted dressing table with drawers below.
- BATHROOM:** Panelled roll top bath. Low level WC. Vanity unit with drawers and cupboards below. Double radiator. Hatch to boarded eaves store cupboard.
- SERVICES:** All main.
- EXTERIOR:** The property is approached via a tarmac drive with double wrought iron gates with parking space. **Brick and block built garage 25'4 x 10'9** (average) with metal up and over door, electric light and power. To the side of the property is a small integral garden store. Outside water tap. A wrought iron gate gives access to a south **facing rear garden** laid to lawn with extensive York stone paved terracing, ornamental fish pond, flowerbeds and shrubs. A pedestrian gate gives **access to the beach** which lies directly to the south with the English Channel beyond.

## PRICE GUIDE: £875,000 FREEHOLD

- DIRECTIONS:** Leave Chichester to the south via the Bognor Road A259 and at the A27 roundabout take the third exit (Vinnetrov Road) signposted Runcton. Continue along this road until reaching the roundabout by the Walnut Tree pub and turn left onto the B2166 Pagham Road. Continue for approximately 3 miles and then take the left hand turning into Seftor Road signposted Rose Green. Continue through the village into Gossamer Lane and at the roundabout take the 3<sup>rd</sup> exit onto Barrack Lane and then take the 3<sup>rd</sup> turning on the left into The Drive. Take the 2<sup>nd</sup> turning on the right into Craigweil Manor and follow the one-way system to the left. No. 14 will be found on the bend on the left-hand side of the road.

**Please Note: Neither the heating system nor the services have been checked by the Agents**

