



**12 Kingsway**

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

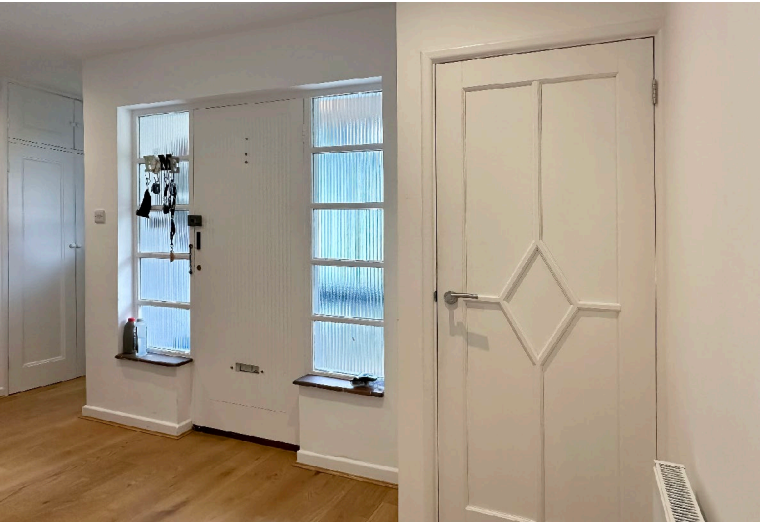
**Guide Price £875,000**

**FREEHOLD**

# 12 Kingsway

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CO875 - 05/24



## Features

- Detached Chalet Style Residence
- Highly Versatile Accommodation
- Exclusive Private Estate Setting
- No Onward Chain
- 1,911 Sq Ft / 177.5 Sq M

Positioned within a requested private estate, this deceptive detached chalet style bungalow offers highly versatile accommodation, with two ground floor double bedrooms, ground floor shower room, additional double bedroom on the first floor, modern fitted kitchen, open plan living room and dining room, sun room and conservatory, entrance hall, cloakroom/w.c, garage and generous Southerly garden.

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).

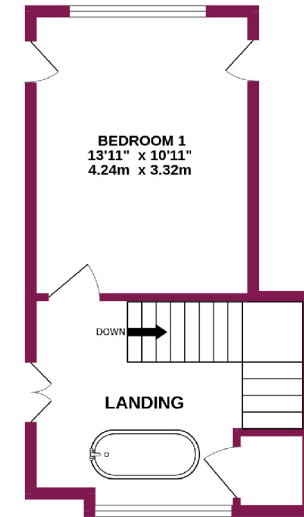
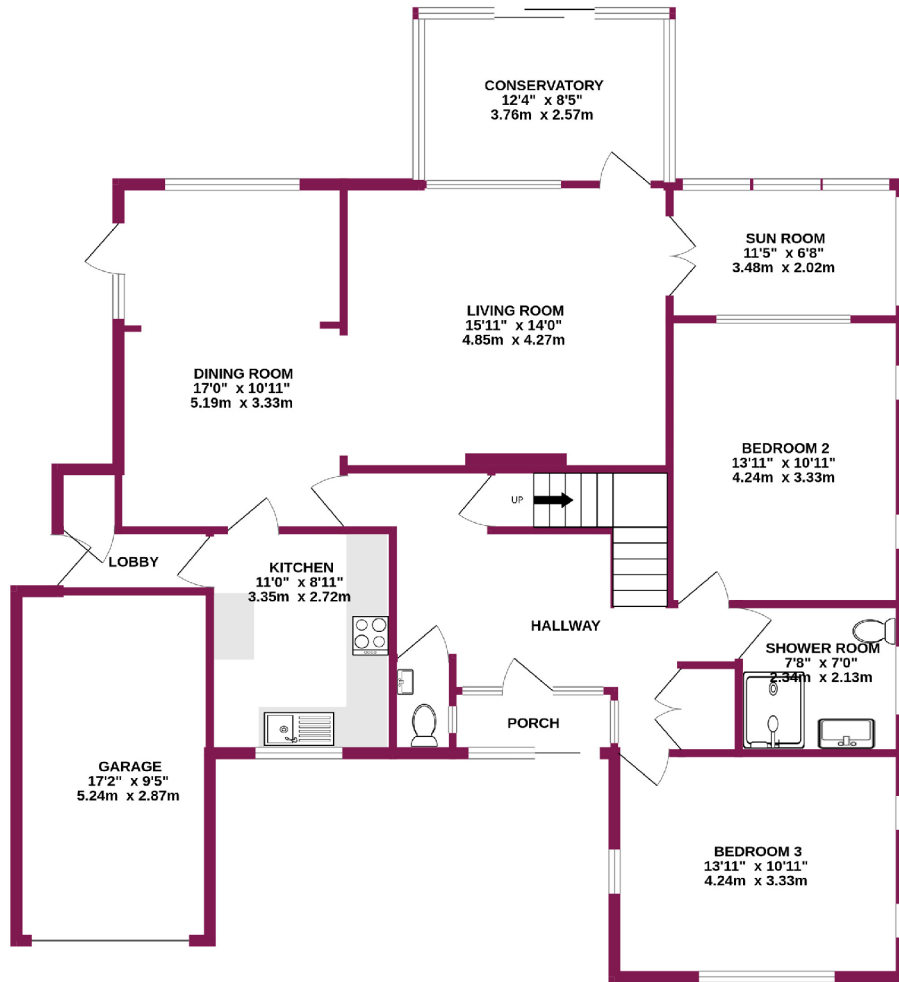


A covered porch with sliding double glazed door protects the recessed front door with natural light flank panelling which opens into a welcoming entrance hall with feature easy rise staircase to the first floor. with useful built-in under stair storage cupboard. Doors lead from the hallway to the two ground floor double bedrooms, modern ground floor shower room, dining room and ground floor cloakroom with w.c. and wash basin.

The dining room is a bright and airy dual aspect room with views into the rear garden. A door leads out to the side, while another door leads into the adjoining kitchen, while a large open plan walkway flows through into the main living room which provides access into the conservatory at the rear and sun room at the side which could be utilised as a home office or hobbies room.

The front aspect kitchen has been refitted in recent years, in a modern style, providing a comprehensive range of fitted units and work surfaces, large integrated electric hob with feature hood over, integrated double oven with warming drawer, integrated concealed fridge/freezer, dishwasher and washing machine along with a wine chiller and part glazed door to the side leading into a useful side lobby providing access to the side and a built-in pantry style storage cupboard.

In addition, there are two double bedrooms and a modern recently re-fitted shower room with over size walk-in shower enclosure, wash basin with storage unit under, w.c. and double glazed window to the side. The first floor offers an impressive landing with front aspect double glazed window, free-standing roll top bath, eaves storage cupboards and door to a generous first floor double bedroom.



TOTAL FLOOR AREA : 1911sq.ft. (177.5 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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Externally, there is a driveway at the front providing on-site parking in front of the attached garage with up and over door and window to the side. The good size Southerly rear garden is a feature of this home being predominantly laid to lawn with beds and borders, greenhouse, summer house, mature shrubs and trees.

**Current EPC Rating:** E (53)

**Private Estate Contribution:** £367 p.a (2023-2024)

**Council Tax:** Band F £3,174.55 p.a. (Arun District Council / Aldwick 2024 - 2025)

**Coastguards** 

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