



10 Craigweil Manor

Craigweil-on-Sea | Bognor Regis | West Sussex | PO21 4AP

Guide Price £600,000
LEASEHOLD WITH SHARE OF FREEHOLD

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PA600-06/24



Features

- Prestigious Development With Sea Views
- Exclusive Setting Backing Onto Beach
- Three Bedroom Top Floor Apartment
- Lift Facility & Garage
- 1,228 Sq Ft / 114.1 Sq M

A three bedroom, two bathroom penthouse apartment positioned on the second floor of this prestigious purpose built development of just twelve apartments occupying an idyllic tranquil setting backing directly on to the beach with far reaching sea views. The development itself provides a security entry system, lift, delightful well maintained communal gardens, residents parking and garage for each apartment.

Craigweil Manor is a privately maintained non through road situated within a few hundred metres of the Coastguards shopping Parade. This prestigious development was constructed on the site of the former Manor which dated back to the 1700s and occupies a site of approximately one acre, providing residents with private gated access to the beach via the communal gardens at the rear.

Larger amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles in Bognor Regis town centre along with the pier, promenade and a variety of bars and restaurants. The city of Chichester is within a short drive (approx. 6 miles) which provides access to the A27 and offers a wider range of shopping facilities and the famous Festival Theatre.



A communal front door with security entry system opens into a welcoming communal entrance hallway where an easy rise staircase or lift provide access to the second floor communal landing.

The front door to the apartment leads into a generous entrance hall with two large double fronted storage cupboards, both with additional high level storage cupboards over.

Glazed double casement doors lead into the main living room which has a feature log effect modern remote control electric fireplace, double glazed sliding patio doors with 'Juliet' balcony providing direct sea views over the communal gardens and an additional full depth double glazed picture window to the side. The sitting room area is open plan to the dining room which has a glazed door leading back into the hallway, along with further double glazed patio doors providing access onto the private balcony.

From the hallway a door leads into the front aspect kitchen which enjoys stunning far reaching roof top views and a pleasant outlook over the landscaped forecourt. The good size kitchen has been re-fitted by the current owners and offers a comprehensive range of modern units and work surfaces with tiled splash backs, an integrated electric induction hob with modern hood over, integrated eye level double oven/grill, a slimline dishwasher and washer dryer, along with an under counter fridge and freezer, inset ceiling spot lighting and a modern wall mounted 'Veissman' gas combination boiler (fitted in 2022).





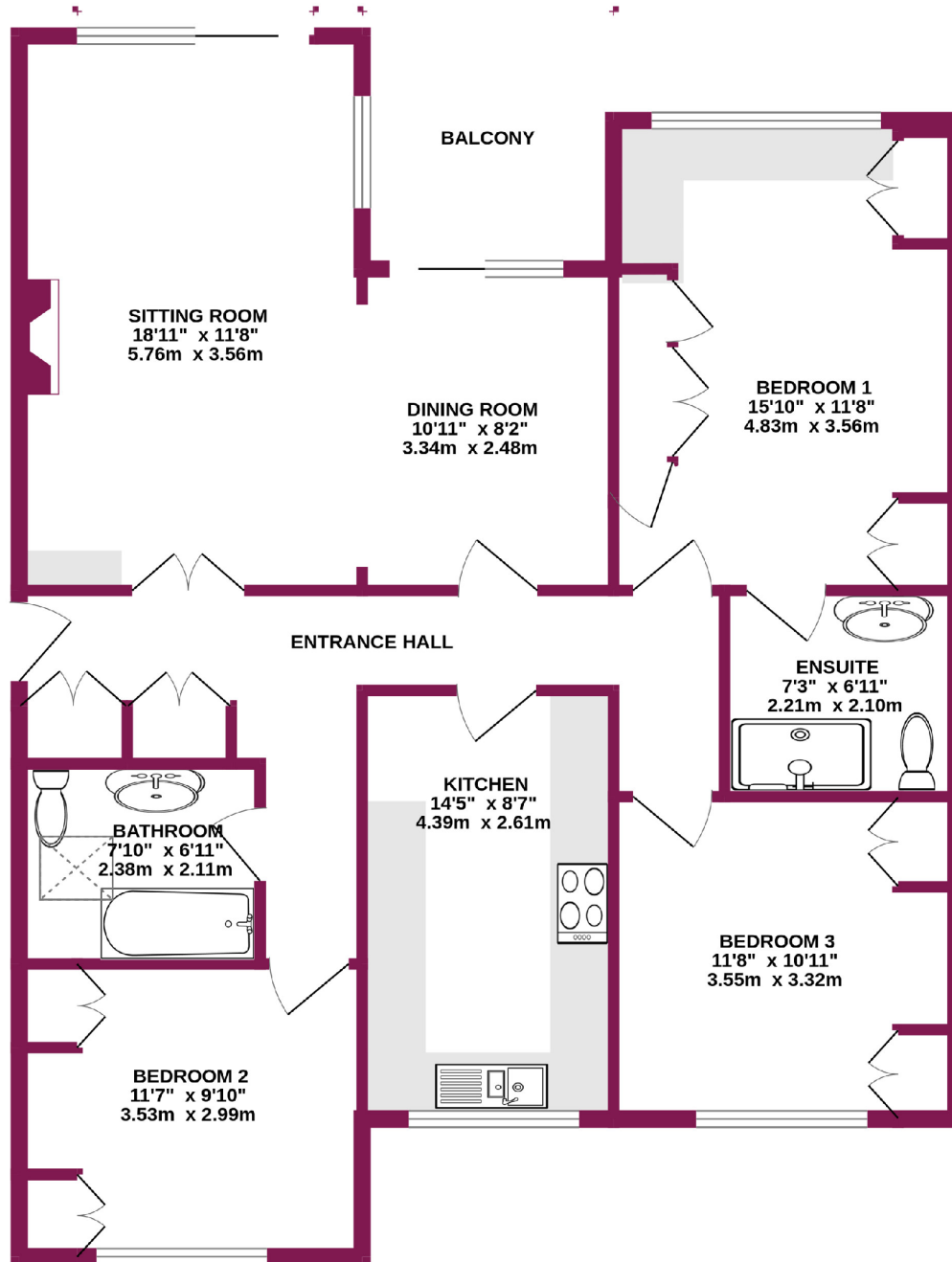
The master bedroom suite enjoys a delightful outlook to the rear of the development over the well tended communal gardens to the beach and far reaching sea views. The bedroom is a good size double measuring 15' 10 x 11' 8" with a comprehensive range of fitted bedroom furniture. A door leads into the adjoining modern en-suite shower room which boasts an oversize walk-in shower enclosure with fitted shower, close coupled w.c and shaped wash basin.

Bedrooms 2 and 3 are also good size double rooms, both facing to the front of the development and both benefiting from wardrobes, while the additional main bathroom provides a modern suite of bath, w.c. and wash basin and enjoys the natural light from a recently re-fitted double glazed skylight window.

Externally there is a garage with electrically operated door positioned within a block at the front of the development and there is residents parking. The landscaped gardens comprise well tended lawns with mature trees, shrubs, large well stocked flower borders, statues, old mill stones and strategically placed garden seats. To the Southern extreme a concrete pathway provides direct access to the private beach. During the hours of darkness the forecourt, garages and gardens are well lit by traditional 'Street' lanterns which are automatically controlled.



SECOND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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Tenure: Leasehold with a 2/25th share of the Freehold

Lease: 999 years from 1986

Service Charge Including Building Insurance: £3,200.00 per annum (£1,600.00 paid half yearly) 2024 - 2025

Management Company: KTS Estate Management Ltd 01903 889799

Council Tax: Band E (£2,686.16 per annum) Arun District Council/Aldwick 2024 - 2025

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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