



**14 The Drive**

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

**Price £725,000**  
**FREEHOLD**



# 14 The Drive

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## Features

- Highly Sought After Position Close To Beach & Amenities
- Detached Single Storey Residence
- 3 - 4 Bedrooms (Master With En-suite Bathroom)
- 0.25 Of An Acre Plot
- Secluded Southerly Rear Garden
- On-site Parking & Double Garage
- NO ONWARD CHAIN
- 1,641 Sq Ft / 152.5 Sq M (Incl. Garage)

**Current EPC Rating:** D (61)

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

**Voluntary Estate Contribution:** The Drive West Resident's Association

Offered for sale with 'No Onward Chain' this detached single storey residence occupies an enviable, mature plot of approximately 0.25 of an acre overall and is positioned within a highly sought after non-through road setting, close to the beach and local amenities. The accommodation in brief comprises porch, entrance hall, cloakroom/wc, kitchen, utility room, rear aspect living room with adjoining double glazed sun room, master bedroom with en-suite bathroom, two further bedrooms, a dining room/4th bedroom and second bathroom, (3wcs in total).

The property also offers double glazing, a gas heating system via radiators, newly fitted carpet/floor coverings, neutral redecoration throughout, on-site parking via double width driveway, a double garage and delightful, secluded, established southerly rear garden.

The property sits back from the road behind mature hedgerow and screening with a generous lawn, mature established shrubs and driveway leading to the double garage with pathway at the side which in turn leads into a pretty front courtyard and to the front door. An outer double glazed front door leads into a double glazed porch where an inner front door with glazed flank panelling opens into the welcoming entrance hall which has a radiator, access hatch to the loft space and built-in airing cupboard housing the hot water cylinder and slatted shelving. A sliding part glazed door from the hallway leads into the kitchen, while further doors lead to the living room, dining room, bedrooms, bathroom and cloakroom which has a wc, wash basin and double glazed window to the front.

The kitchen has a double glazed window to the side, serving hatch through to the dining room at the front, a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit with waste disposal, cupboard housing the wall mounted gas boiler, radiator and door leading through to the adjoining utility room which has space and plumbing for a washing machine, dryer and fridge/freezer, second sink unit and a double glazed door and window to the side.







The living room is positioned at the rear of the property and is a light and airy dual aspect room with feature fireplace, two radiators, double glazed patio doors to the side into the garden and further double glazed patio doors to the rear providing access into the adjoining double glazed sun room, which in turn provides access into the rear garden via double glazed French doors. The separate dining room/bedroom 4 is positioned at the front of the property and is a dual aspect room with double glazed windows to the front and side, radiator and serving hatch.

Bedroom 1 has a double glazed window to the front, fitted wardrobes, radiator, newly fitted carpet and door to the adjoining en-suite bathroom which boasts an original coloured suite of panel bath with shower over, wash basin, wc, heated towel rail and double glazed window to the front. Bedrooms 2 and 3 both have a double glazed window to the rear, built-in wardrobe/storage cupboard and radiator. Bedroom 3 has formerly been utilised as a home office/study. In addition, the property offers a second bathroom with an original coloured suite of bath, wash basin, wc, tiled splash back and double glazed window to the side.

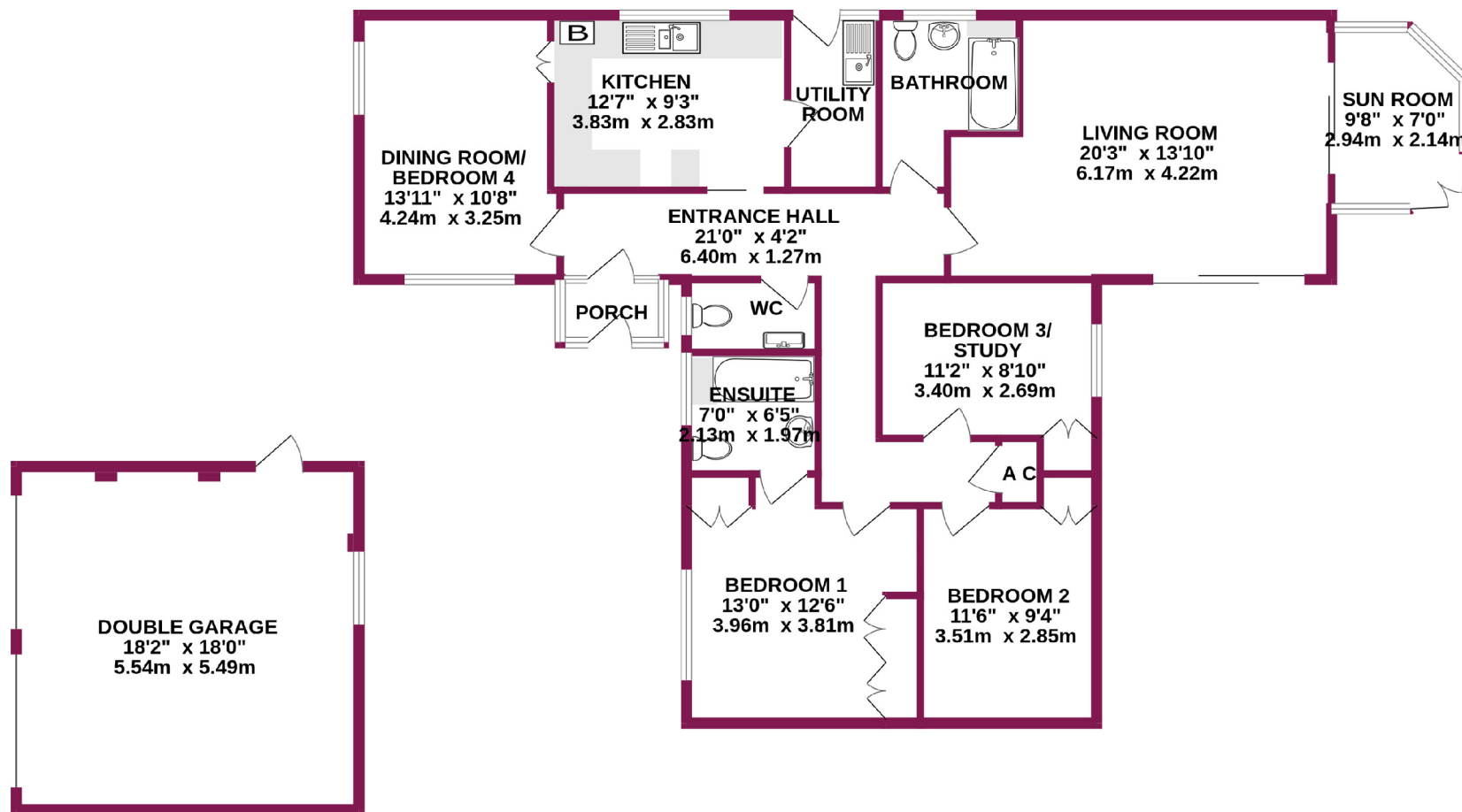
Externally, to the front of the property, there is an attached double garage measuring 18' 2 x 18' with two up and over doors to the front, power, light, gas and electric meters, window to the rear and personal door to the side. From the pretty front courtyard behind the garage, a path leads to the side of the property with gate, in turn providing access into the delightful, generous, southerly rear garden which is predominantly laid to lawn with established trees, shrubs and hedgerow providing screening from neighbouring properties, along with well stocked beds and borders, a timber storage shed and paved sun terrace bordered to the side by a feature brick and stone wall.





# GROUND FLOOR

1641 sq.ft. (152.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1641 sq.ft. (152.5 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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