



52 Kingsway

Craigweil Private Estate | Aldwick | West Sussex | PO21 4DN

**O.I.E.O £650,000
FREEHOLD**

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WI725 - 03/25

Features

- 4 Bedroom Detached House
- Idyllic Private Estate Setting
- Versatile Living Space
- Southerly Rear Low Maintenance Garden
- NO ONWARD CHAIN
- 1,643 Sq Ft / 152.7 Sq M (inc. garage)

Offered For Sale with 'No Onward Chain' this well presented, detached, four bedroom residence is situated within the highly sought after Craigweil Private Estate, close to the beach and local amenities.

The accommodation in brief comprises an entrance hall, cloak/utility room with wc, kitchen, dining room, living room at the rear, study, additional hobbies room, landing, master bedroom with en-suite bathroom, three further bedrooms and a generous family bath/shower room.

The property also offers double glazing with the majority of windows benefiting from black-out blinds and fly screens, a gas heating system via radiators, water softener, extensive on-site parking, attached garage and fully enclosed low maintenance Southerly rear garden.

A storm porch protects the recessed double glazed front door which opens into the entrance hall with dado rail surround, fitted carpet, large radiator and an easy-rise carpeted staircase to the first floor with high level natural light double glazed window to the side, handrail/balustrade and generous under stair storage cupboard. Modern glazed casement style doors from the hallway lead to the kitchen, living room, study and hobbies room, while a further door leads into the L shaped cloak/utility room with wc, pedestal wash basin, water softener, fitted work surface with space and plumbing under for a washing machine and dryer, radiator, tiled flooring and wall mounted units.

The kitchen is positioned at the front of the property and boasts a large double glazed window, a comprehensive range of fitted units and granite work surfaces incorporating a breakfast bar, inset 1 1/2 bowl sink unit with mixer tap, integrated electric hob with concealed hood over, eye level oven integrated under-counter fridge, cupboard housing the wall mounted gas boiler, tiled flooring and tiled splash-backs. A pair of modern glazed casement doors lead to the adjoining dining room, which has a double glazed window to the side, radiator, fitted carpet and dado rail surround. A further pair of glazed casement doors lead to the rear from the dining room into the delightful, bright and airy main living room which has a feature double glazed semi-circular bay window and additional double glazed window to the rear, double glazed window to the side, dado rail surround, two radiators, feature fire place with recessed coal effect gas fire, fitted carpet and glazed casement door to the hallway.

The study has a double glazed window to the front, radiator, part wood panelling, fitted shelving and fitted carpet. In addition, there is a versatile hobbies room with double glazed French doors providing access into the rear garden, along with a radiator, fitted carpet, cupboard housing the wall mounted electric consumer unit and electric meter and door to the adjoining garage.





The first floor provides a central, bright and airy landing, with high level double glazed window to the side, over the staircase, an access hatch to the loft space and built-in airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the four bedrooms and family bath/shower room.

Bedroom 1 is an impressive double room, positioned at the rear, with a range of quality fitted wardrobes and matching bedroom furniture, radiator, fitted carpet and large double glazed window to the rear. A door to the side leads to the adjoining generous en-suite bathroom with panel bath with mixer tap/shower attachment, shaped wash basin inset into storage surround with adjacent enclosed cistern wc, wall mounted units, ladder style heated towel rail, tiled walls, fitted carpet and an obscure double glazed window to the side. Bedroom 2 has a double glazed window to the side with radiator and fitted carpet. Bedrooms 3 and 4 both have double glazed windows to the front, both with radiators and fitted carpet, with bedroom 3 benefiting full width floor to ceiling mirror fronted fitted wardrobes.

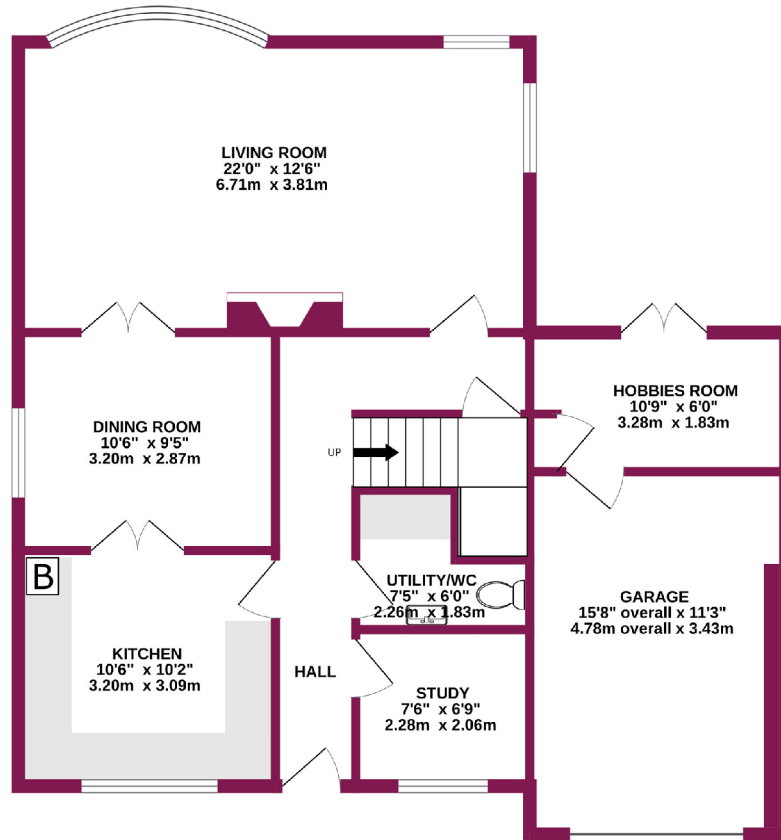
The bath/shower room has an oversize shower enclosure with fitted shower, panel bath with mixer tap/shower attachment, wash basin with storage under & adjacent enclosed cistern wc, ladder style heated towel rail, tiled walls and an obscure double glazed window to the side.

Externally, the property sits behind a walled frontage with a large block paved forecourt providing on-site parking for several cars, with established well stock beds and mature hedgerow to the front boundary. The adjoining garage has an electrically operated vertical sectional door at the front, power, light and door to the hobbies room.

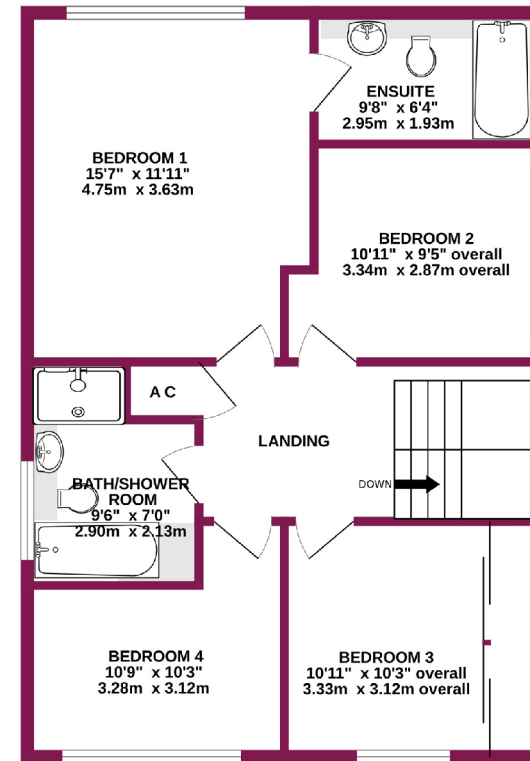
The fully enclosed Southerly rear garden has been paved for ease of maintenance with gravel borders and established spaced shrubs, along with a decked terrace and mature hedgerow providing screening to the rear. A pathway with gate provides access to the front.



GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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Current EPC Rating - C (70) Estate Annual Service Charge - £332.00 (2024 - £2025)

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

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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.