



## Hunters, 14 Kingsway

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

**Guide Price £1,150,000**  
**FREEHOLD**



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HIJA1150 - 04/25

## Features

- Substantial Unique Single Storey Residence
- Idyllic Private Marine Estate Setting
- Exceptionally Well Presented Throughout
- Incredibly Light & Airy Open Plan Living Space
- 3 Double Bedrooms (All With En-suite Facilities)
- Maximising South Westerly Aspect
- Solar Panels & Underfloor Heating
- Established Landscaped Rear Garden
- Gated Secure Frontage
- Double & Single Garage
- 3,105 Sq Ft / 288.4 Sq M (Overall)

A truly exceptional detached single storey residence situated within the highly sought after Craigweil Private Estate, which provides residents access to the beach, which has been the subject of extensive renovation works and improvements by the current owner occupiers throughout recent years to create a unique contemporary home.

The incredibly light and airy accommodation in brief comprises reception hall, open plan vaulted living/ dining room, open plan kitchen/sitting room, separate utility room, three double bedrooms all with en-suite facilities, additional cloakroom (4th wc), boot room and useful side covered passageway. The property also offers double glazing throughout, bespoke skylights, 15'2" vaulted ceilings to the principal rooms, underfloor heating, along with secure on-site parking, an attached double and single garage and a beautiful landscaped, fully enclosed South Westerly rear garden.

The property is approached via a gravel service road leading to double gates at the front, which lead into a generous block paved forecourt providing secure on-site parking in front of the double and single garages, both with electrically operated vertical doors.

The bespoke front door with natural light flank double glazed panelling opens into an impressive T shaped reception hall, providing a vista through the whole depth of the property into the rear garden. The hallway itself has underfloor heating, a natural light roof skylight and glazed double doors to the open plan living/dining room, along with doors to the guest bedroom suite, study/third bedroom suite and cloakroom which has a modern fitted wash basin, enclosed cistern wc, tiled splash backs and underfloor heating.







The open plan living/dining room is a spectacular room boasting 15'2" vaulted ceiling height, underfloor heating, two large roof skylights and large sliding double glazed doors to the rear providing access into the rear garden. A door to the side leads to the principal bedroom suite, while a wide open plan walkway flows through to the kitchen, which boasts bespoke fitted units and work surfaces incorporating a central island/breakfast bar, Range style cooker with hood over, additional eye level steam oven, two further natural light skylights, two windows to the side, a doorway to the adjoining utility room and tri-fold doors with bespoke high level windows over to the rear providing access to the rear garden, along with a side natural light panel and fitted solid fuel wood burning stove, allowing the garden end of the room to be utilised as a cosy snug style sitting area.

The utility room provides further bespoke fitted units and work surface and has a door to the side providing access into the incredibly useful covered side passageway, which provides access at one end into the rear garden and has a further door at the other end leading into a versatile boot room, which provides access into the front forecourt/driveway and also has a door into the adjoining double garage, which contains a further sink unit, fitted units and has plumbing for a washing machine.

The principal bedroom, along with the kitchen and living/dining room has a 15'2" vaulted ceiling and under-floor heating, has tri-fold doors with bespoke high level natural light windows over to the rear and a further window to the side. A doorway leads through to a dressing area housing deep wardrobe/storage cupboards to both sides, along with a door to the adjoining en-suite bath/shower room which has been tastefully installed, with a full suite of free standing shaped bath, large walk-in shower enclosure with dual shower, wash basin, wc, fitted storage units, natural light skylights and tiled full height walls, along with underfloor heating.







The guest bedroom suite is positioned at the front of the property with window to the front and skylight window, along with underfloor heating, full height sliding wardrobes/storage cupboards to one wall which houses the gas boiler and pressurised hot water cylinder. A door leads to the adjoining en-suite shower room which boasts a corner shower enclosure with dual shower, wash basin with storage under, wc, tiled walls, skylight window and underfloor heating.

In addition, there is a third bedroom, currently utilised as a study/home office, with underfloor heating, skylight window and door to a further en-suite shower room with corner shower enclosure, wash basin, wc and underfloor heating.

The South Westerly rear garden is a real feature of this superb home, with full width paved terrace accessed from the principal rooms, a raised water feature, bespoke outdoor kitchen area with raised bed/border, lawn with well stocked beds and borders, along with mature shrubs and foliage providing screening from neighbouring properties, a feature pergola/entertaining shelter and raised Spa pool.

**Current EPC Rating:** B (89)    **Craigweil Private Estate Contribution:** £350.00 p.a    **Council Tax:** Band G    £3,840.80 p.a. (Arun District Council/Aldwick 2025-2026)









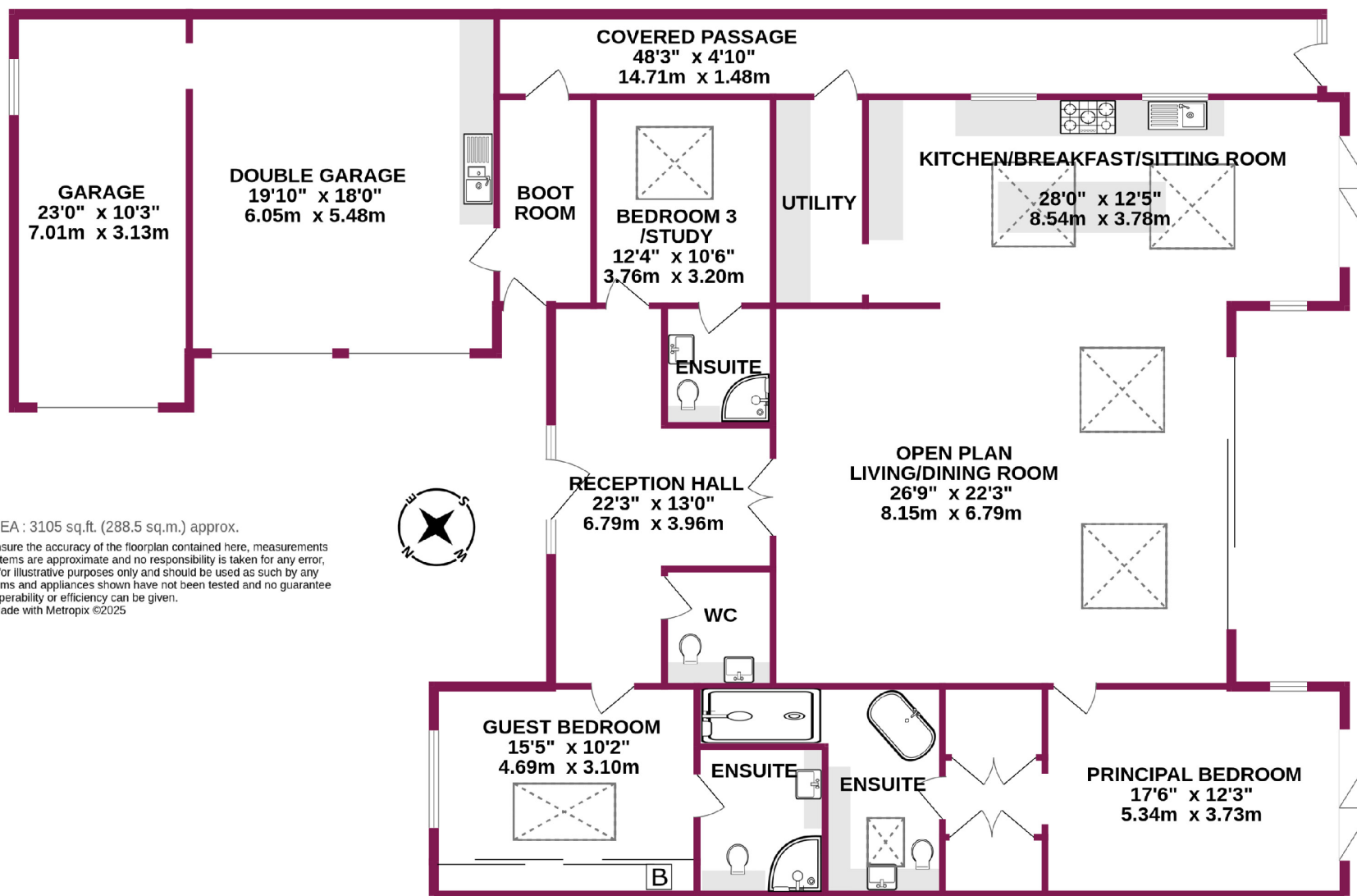


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



# GROUND FLOOR

3105 sq.ft. (288.5 sq.m.) approx.



TOTAL FLOOR AREA : 3105 sq.ft. (288.5 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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