



3 Craigweil Manor

Aldwick | Bognor Regis | West Sussex | PO21 4AP

Guide Price £570,000
Share of Freehold

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MO600 - 04/25

Features

- **Prestigious Development With Sea Views**
- **Exclusive Setting Backing Onto Beach**
- **Three Bedroom Ground Floor Apartment**
- **Very Well Presented Throughout**
- **Generous Sun Terrace & Garage**
- **1,179 Sq Ft / 109.5 Sq M**

A rare opportunity to acquire a ground floor apartment with this prestigious front line development abutting the beach in a highly sought after location. The apartment boasts a light, bright and airy feel, and benefits from the use of a generous patio sun terrace which provides access into the delightful well tended communal gardens, with sea views beyond. The well presented accommodation in brief comprises entrance hall with built-in storage cupboards, front aspect fitted kitchen, rear aspect open plan sitting room with dining area, principal bedroom with en-suite shower room, guest double bedroom with adjacent bathroom and further highly versatile third bedroom which is currently utilised as a home office/hobbies room.

The property also offers double glazing, a gas heating system via radiators, fitted sun awning over the sun terrace, security entry system, exceptionally well maintained communal grounds and a pitched roof garage with electrically operated vertical door.

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 the front door to the apartment leads through to the carpeted hallway where there is a double cloaks storage cupboard housing the electric consumer unit and adjacent double airing cupboard housing the lagged hot water cylinder, with additional high level storage cupboards above.

Replacement modern glazed double doors lead through to the light, bright and airy open plan living/dining room with two sets of double glazed sliding doors to the rear of the development providing access to the sun terrace with views over the communal gardens and sea beyond, along with a natural light double glazed window to the side on to the sun terrace, fitted carpet, decorative coving/architrave, ceiling roses and replacement part glazed internal door from the dining area leading back into the hallway.





The light and airy re-fitted kitchen has a double glazed window to the front of the development and boasts a comprehensive range of fitted units and work surfaces with integrated four ring Induction hob with hood over, eye level double oven/grill, space and plumbing for a washing machine, free standing fridge/freezer and dishwasher, along with cupboard housing the modern wall mounted gas boiler (less than 2 years old).

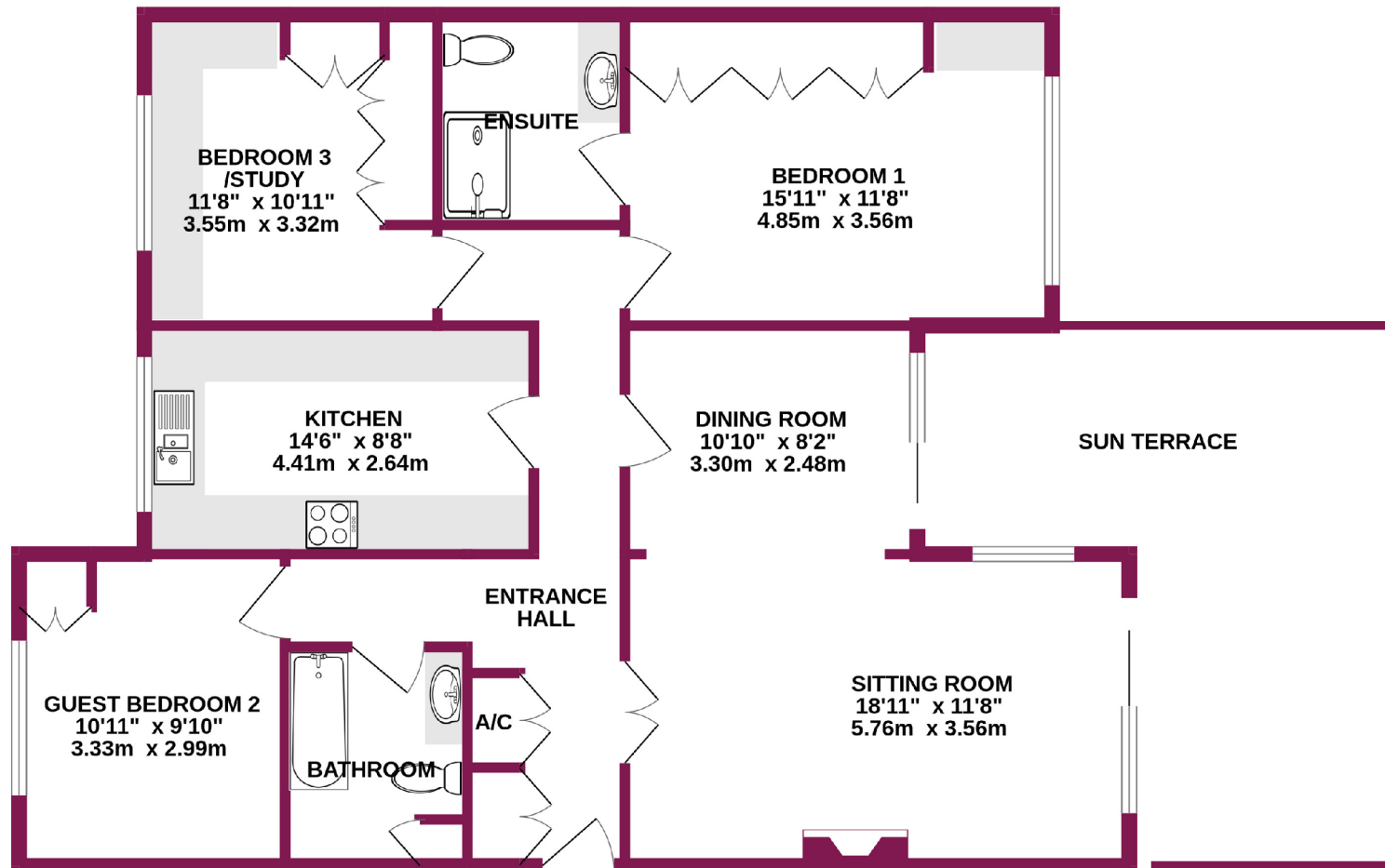
The principal bedroom enjoys a delightful outlook into the communal gardens, towards the sea, with a large double glazed window to the rear and a range of fitted wardrobes. A door leads into the modern en-suite shower room with over size walk-in shower cubicle with fitted shower, shaped wash basin inset into surround with storage cupboard under, close coupled wc and heated towel rail.

The guest bedroom 2 is positioned at the front of the property with a double glazed window enjoying a pleasant outlook into the communal frontage, along with a fitted double wardrobe. Adjacent to the guest bedroom is a bathroom with bath with shower over and fitted shower screen, wash basin inset into surround with storage under, additional fitted storage units, close coupled wc and heated towel rail. In addition there is a highly versatile third bedroom which is currently utilised a home office/hobbies room with fitted work station and range of wardrobe/storage cupboards, along with a double glazed window to the front of the development.

Externally, there is a pitched roof garage with electric sectional door, power and light, positioned within a block at the front of the development and residents parking area. 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 paved pathway provides direct access to the private beach. During the hours of darkness the forecourt and garages are well lit.



GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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Tenure:
Leasehold with a 2/25th share of the Freehold

Lease:
999 years from 1986

Service Charge Including Building Insurance:
£3,674.00 per annum (£1,837.00 paid half yearly)

Management Company:
KTS Estate Management Ltd
01903 889799

Council Tax: Band E £2,686.16 per annum
Arun District Council / Aldwick 2025 - 2026

Current EPC Rating: C (76)



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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.