



Kingslawn, 38 Kingsway

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

Guide Price £1,100,000

Freehold

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PA1100 -10/25



Features

- Substantial Detached Family House
- Idyllic Private Estate Setting Close To Beach
- Extensive Open Plan Kitchen/Dining Room
- On-Site Parking & Double Garage
- 2927.7 Sq Ft / 272 Sq M

Situated within the highly desirable Craigweil private residential estate, this substantial two storey detached residence is offered for sale with No Onward Chain. The incredibly deceptive accommodation comprises: entrance hall, shower room, 3 receptions, kitchen/dining room, utility & cloakroom to the ground floor, while the first floor has 4 double bedrooms (2 with en-suite facilities) & a family bathroom.

The Craigweil private estate is considered to be one of the most sought after locations to reside along this coastal stretch, steeped in history with its Royal connections following his Majesty King George V's recuperation at the former Craigweil House in 1929. The estate which provides private access to the beach has evolved throughout the years creating a strong mixture of styles and ages of properties.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



A covered portico protects the front door with courtesy lighting and flank natural light panelling, which opens into an impressive entrance hall with feature wood flooring, natural light skylight, window to the side and easy rise staircase to the first floor with high level natural light window to the front. Doors from the hallway lead to the extensive kitchen/dining room, two of the reception rooms and the modern ground floor shower room with tiled walls and floor, fitted shower screen and shower unit, wash basin, wc, heated towel rail and high level window to the side.

The main reception room boasts exposed herringbone parquet flooring, a feature fireplace with log burner, two windows to the side and flows through to an open plan further reception area at the rear, which provides access to the rear garden via bespoke tri-fold doors, along with bespoke recessed shelving, a picture window to one side and high level window to the other side. There is also a third reception room which lends itself to a variety of uses being a good size room, with exposed herringbone parquet flooring and window to the rear.

The extensive kitchen/dining room is an impressive through room with two windows to the front, a comprehensive range of fitted units and work surfaces including a generous central island/breakfast bar, while the dining area provides access into the rear garden via bespoke tri-fold doors. From the dining area a door leads into the adjoining utility room, which in-turn provides access into the integral double garage and adjacent cloakroom with wc and door to the side.





The first floor has a landing with built-in storage cupboards. The principal suite is accessed via a generous dressing room with southerly window to the rear, feature skylight and double doors to the main bedroom with fitted wardrobes, windows to the rear and side and a door to the adjoining en-suite shower room, which has an over size shower enclosure with dual shower, wash basin, wc, bidet, heated towel rail and window to the front. The guest bedroom 2 is a dual aspect room (front and rear) with fitted wardrobe and door to a second en-suite shower room with oversize shower enclosure with dual shower, wash basin, wc, heated towel rail and window to the rear. In addition, the first floor offers two further double bedrooms and a family bathroom with suite of bath with shower over and fitted glazed shower screen, wash basin, wc, heated towel rail and window to the front.

The property also offers double glazing throughout, a gas heating system via radiators (boiler sited in the utility room) and southerly facing solar panels.

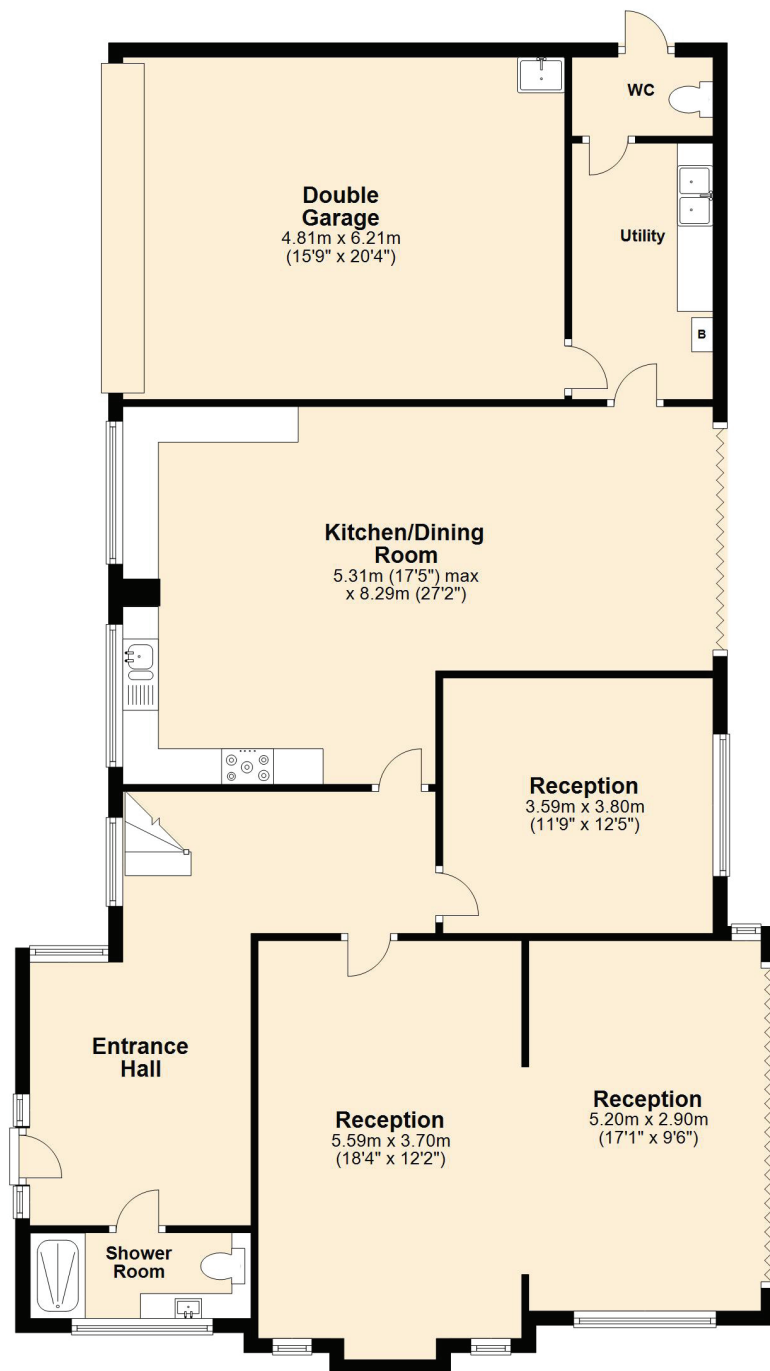
Externally, there is a generous frontage providing on-site parking, an integral double garage with electrically operated vertical door, power and light, while to the rear, there is a wide established southerly garden with lawn, shaped shrubs and bushes, well stocked borders and paved sun terrace with adjacent decked entertaining terrace. Access to the beach through the estate can be found within approximately one hundred metres.



To arrange a viewing contact 01243 267026

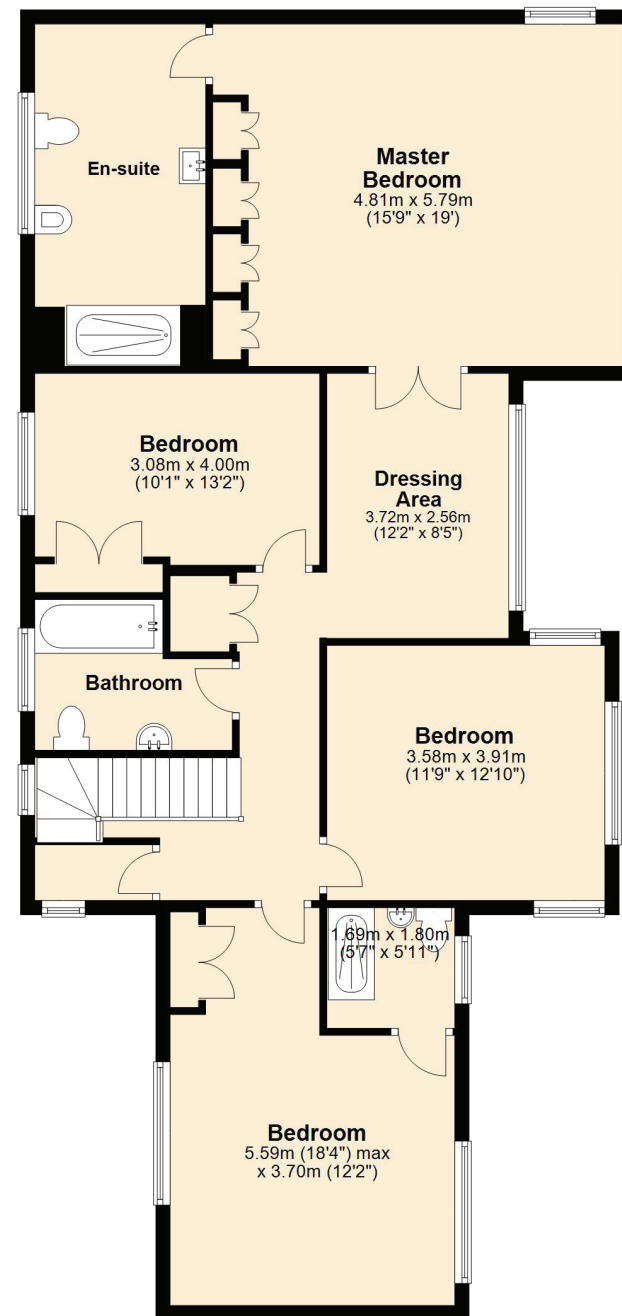
Ground Floor

Approx. 155.8 sq. metres (1676.6 sq. feet)



First Floor

Approx. 116.2 sq. metres (1251.1 sq. feet)



Total area: approx. 272.0 sq. metres (2927.7 sq. feet)



Private Estate Charge:
£ 460.00 p.a. (2025 - 2026)

Council Tax:
Band G - £3,840.80 p.a. (Arun District Council / Aldwick 2025 - 2026)

Current EPC Rating: D (62)

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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