



Wychwood House

1 Wychwood Walk | Aldwick | Bognor Regis | West Sussex | PO21 4DP

Price £725,000
Freehold

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MA775 - 06/25

Features

- **Detached Georgian Style Residence**
- **Exclusive Private Estate Setting**
- **4 Bedrooms (Bed 1 with En-Suite & Dressing Room)**
- **3 Reception Rooms**
- **Conservatory**
- **Kitchen & Utility Room**
- **Driveway & Garage**
- **Westerly Rear Garden**
- **NO ONWARD CHAIN**
- **2,019 Sq Ft / 187.6 Sq M (Inc garage)**

Situated within the exclusive Craigweil Private Estate close to the beach, this spacious Georgian style detached two storey residence is offered For Sale with No Onward Chain.

The bright and airy accommodation in brief comprises entrance hall, ground floor cloakroom/wc, through living room, separate dining room, double glazed conservatory, kitchen, utility room, study/hobbies room, first floor landing, principal bedroom with dressing room and en-suite bath/shower room, three further bedrooms and family bathroom.

The property also offers double glazing, a gas central heating system via radiators, on-site parking for 2 vehicles via the driveway, a garage and a delightful established, low maintenance westerly enclosed rear garden.

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.

A covered portico protects the front door with flank natural light panelling which opens into the welcoming entrance hall with tiled flooring, dado rail surround, feature natural light glazed panel into the dining room. Double doors lead from the hallway into the adjoining living room with further doors to the study/hobbies room, utility room, kitchen and ground floor cloakroom, which has a window to the side, close coupled wc, wash basin with storage under, fitted storage unit, tiled flooring and tiled splash-back. There is also a useful under-stair storage cupboard. The carpeted easy rise staircase to the first floor has a feature arch window to the side on the half landing.

The living room is a large through room with window to the front, feature tri-fold doors to the conservatory, a feature fireplace, bespoke fitted storage units and shelving, wood effect flooring and wide open plan arched walkway through to the adjacent dining room, which has French doors in turn providing access to the adjoining conservatory at the rear.





The double glazed conservatory is a generous space at the rear of the property with a pitched glazed roof, tiled flooring and French doors to the rear providing access into the rear garden. A further door from the conservatory leads to the side into the kitchen. This provides a comprehensive range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with hood over and eye level integrated double oven/grill, along with space and plumbing for a dishwasher, space for fridge/freezer, tiled flooring, tiled splash back surround and window to the rear. A door from the kitchen leads back into the hallway where there is a door to the utility room, which has further units and work surface, space and plumbing for a washing machine, cupboard housing the wall mounted gas boiler, circular sink unit, tiled flooring and a window and door to the side. In addition, the ground floor has a highly versatile study/hobbies room with a window to the front and fitted work station with shelving over.

The first floor landing has a generous built-in airing cupboard housing the lagged hot water cylinder, dado rail surround, fitted carpet and access hatch to the loft space with built-in loft ladder. Doors lead from the landing to the four bedrooms and family bathroom.

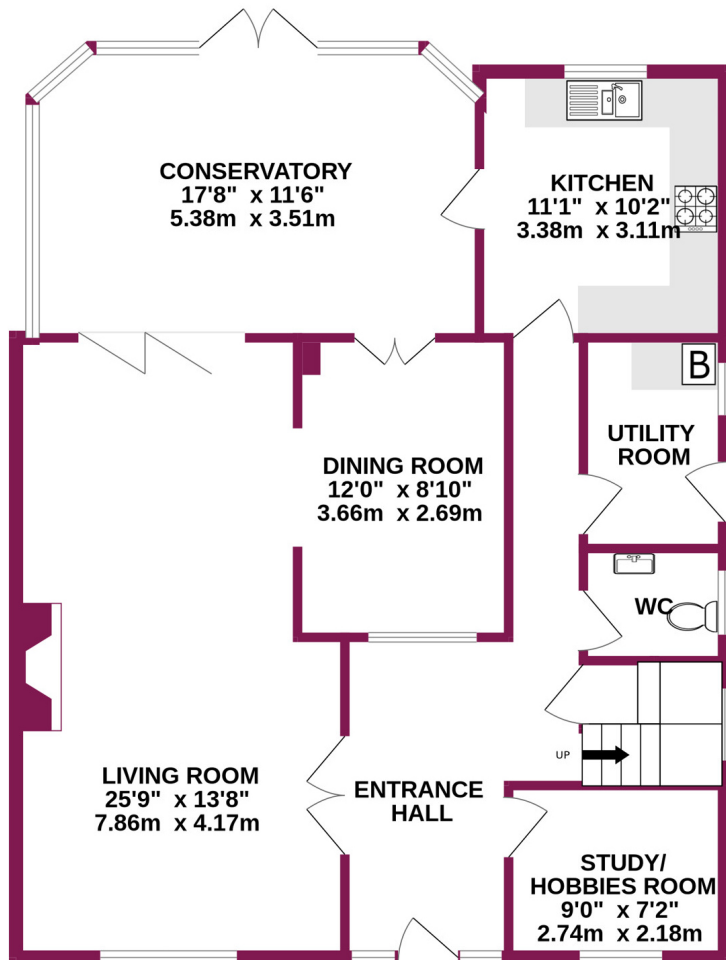
The master bedroom suite which runs the depth of the house provides a window to the front, an adjoining dressing room with window to the rear and fitted furniture, along with an adjacent good size en-suite bath/shower room with shower enclosure with fitted shower, bath, close coupled wc, wash basin with storage under, heated towel rail, tiled splash backs and window to the rear.

A double size guest bedroom (2) is positioned at the rear of the property, while bedrooms 3 and 4 are both front aspect rooms. The family bathroom has a bath with mixer tap/shower attachment and fitted shower screen, close coupled wc, pedestal wash basin, tiled splash backs and window to the rear.



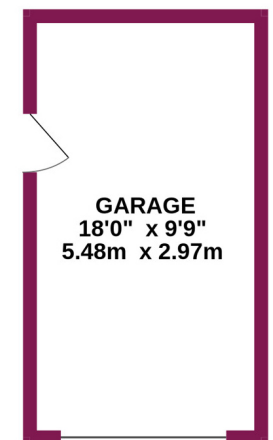
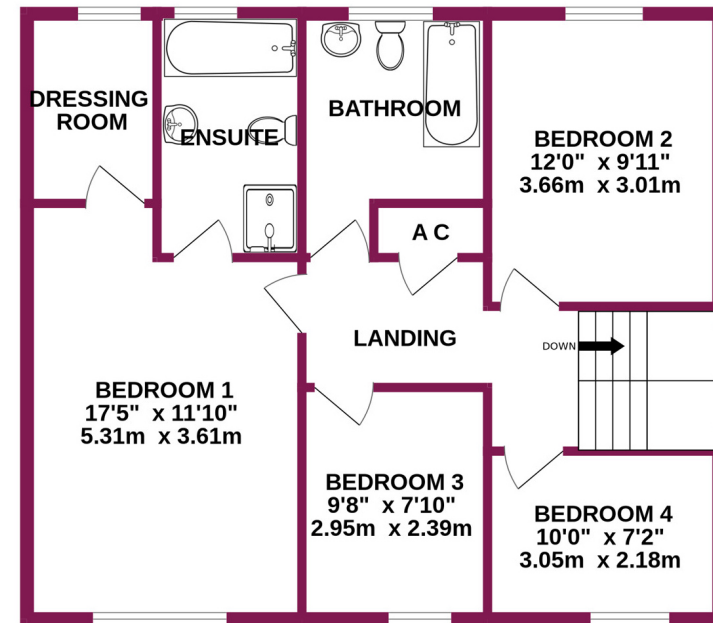
GROUND FLOOR

1260 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR

759 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 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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Externally, there is an open frontage with a block paved driveway providing on-site parking with double gates to the side providing access to the garage, which is positioned behind the property, with an electrically operated vertical door at the front, personal door to the side, power, light and access hatch with ladder to the pitched roof attic space.

The westerly rear garden has a paved sun terrace, central lawn with established well stocked borders, external water tap and lighting. Behind the garage there is a further secluded paved terrace, while at the rear of the garden there is an area laid to paving housing a good size timber store/summer house, greenhouse and storage area.

Current EPC Rating: D (68) **Council Tax:** Band F £3,328.70 per annum (Arun District Council / Aldwick 2025 - 2026)

Estate Maintenance Charge: £375.00 per annum (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.



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