





AT A GLANCE

- £ GUIDE PRICE £3,150,000 - £3,250,000
- 🏠 6,230 SQ. FEET - EXC OUT-BUILDINGS
- 🌐 BEACH FRONT PROPERTY
- 🏠 PRIVATE ESTATE
- 🏠 THREE STOREY UPSIDE DOWN PROPERTY
- ♨️ SPA SUITE WITH SAUNA AND STEAM ROOMS
- 🏊 HEATED SWIMMING POOL
- 🏠 PANORAMIC VISTA VIEWS
- 🛏 7 DOUBLE EN-SUITE BEDROOMS
- 🌊 SEA VIEW TERRACE FROM MASTER BEDROOM





ABOUT THE PROPERTY

Perched majestically within the exclusive Craigweil private estate, this remarkable three-story, detached residence stands as a testament to luxury living. Its unique design offers breath-taking views from the first floor living areas due to its 'upside down' design, a novel approach to coastal dwelling, granting direct access to a secluded private beach, a rare privilege among coastal properties.

Step inside, and you'll be greeted by a grandeur that extends throughout the seven double en-suite bedrooms. Each room bears a distinct identity, from the opulent Spa Suite to the tranquil Jacuzzi Bedroom, adorned with Porcelanosa-tiled en-suites for added elegance and comfort.

Spanning a whopping 6,230 square feet exc outbuildings, the residence encompasses not only luxurious living spaces but also practical amenities for modern living. Smart technology abounds, with large wall-mounted smart TVs gracing every corner, ensuring entertainment and connectivity at your fingertips. This beautiful property also has an office which opens to the garden, to facilitate post-covid work at home scenario's and meetings.





ABOUT THE PROPERTY

Beyond its lavish interiors, the property boasts an array of eco-friendly features, from energy-efficient Samsung Air Source heat pumps to a rainwater harvesting system that minimizes environmental impact while reducing utility costs. The inclusion of solar panels and a battery backup storage system further enhances sustainability, offering a glimpse into the future of responsible living.

Step outside, and you'll discover a secluded, south facing oasis, designed for relaxation and recreation. A traditional-shaped saltwater swimming pool, heated for year-round enjoyment, invites leisurely laps or lazy afternoons basking in the sun. Adjacent, a six-person jacuzzi beckons with promises of blissful soaks under the stars.

The estate itself holds a storied past, once conceived as a haven for city dwellers seeking respite from urban life. Today, it stands as a coveted enclave along the Sussex coastline, offering tranquillity and exclusivity to its residents.





ABOUT THE PROPERTY

Conveniently located near Bognor Regis and Chichester, with excellent transport links to London and beyond, this property marries coastal serenity with modern convenience. Its strategic location gives easy access to A27, M3, A3 roads to travel Gatwick, Southampton and Heathrow airports. The area is also well serviced with both state and private schools. Whether as a permanent residence or a luxurious retreat, this residence promises a lifestyle of unparalleled refinement and sophistication.





FEATURES

The eco-friendly features and luxurious amenities of this remarkable property:

1. **Energy-Efficient Heating:** The two Samsung Air Source heat pumps not only provide efficient heating but also contribute to reducing the property's carbon footprint. They utilize renewable energy from the air, making them environmentally friendly.
2. **Advanced Ventilation System:** The 24/7 heat recovery ventilation system ensures that the indoor air quality remains high while recovering heat that would otherwise be lost. This contributes to energy savings and a healthier living environment.
3. **Solar Power:** With 40 photovoltaic panels installed on the roof and a battery backup system in the double garage, the property harnesses solar energy to power its electrical needs. This setup significantly reduces reliance on traditional grid electricity, resulting in low-cost energy provision and decreased carbon emissions.





FEATURES

4. **Water Sustainability:** Rainwater harvesting, and filtration systems allow the property to collect and reuse rainwater throughout the house. This practice not only reduces water consumption but also keeps water bills incredibly low, promoting sustainability and cost-efficiency.
5. **Solar Water Heating:** The Kingspan Solar and “I Boost” solar water heating system utilize the sun’s energy to heat water for domestic use. This further reduces reliance on traditional energy sources and contributes to overall energy efficiency.
6. **Triple Glazed Windows:** The property features triple-glazed windows, providing superior insulation and soundproofing. This helps maintain a comfortable indoor temperature year-round while reducing energy consumption for heating and cooling.
7. **Luxurious Amenities:** Beyond its eco-friendly features, the property offers an array of luxurious amenities for relaxation and entertainment. From the spa suite with a sauna and steam shower room to the heated outdoor saltwater swimming pool and jacuzzi, residents can indulge in ultimate comfort and leisure.





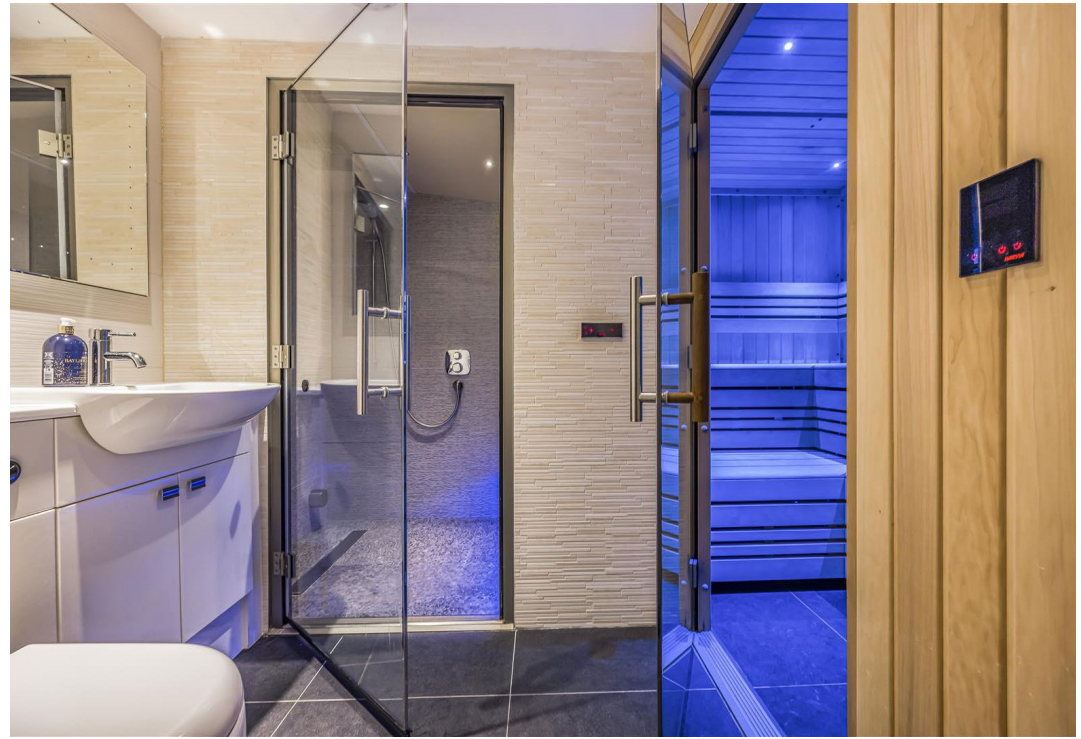
FEATURES

8. High-Quality Materials: Marine-grade stainless steel accents, floating bamboo wooden floors, and a feature 10kw "Wigwam" log burner with a granite heat retention wall surround add a touch of luxury and sophistication to the property.
9. Direct Beach Access: The boatshed with direct private access to the beach, equipped with an electric 5-ton winch for boat recovery, offers convenience and leisure opportunities for beach lovers.
10. External Fitness Suite: The external Fitness Suite, complete with a smart TV, professional punchbag, cross trainer, cycle, weight bench, and various workout equipment, provides residents with the convenience of staying fit and healthy within the comfort of their own home.

With its blend of sustainability, luxury, and convenience, this property represents the epitome of modern living.

















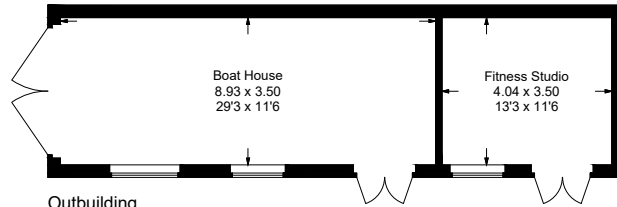


Strand Place, The Drive, Aldwick

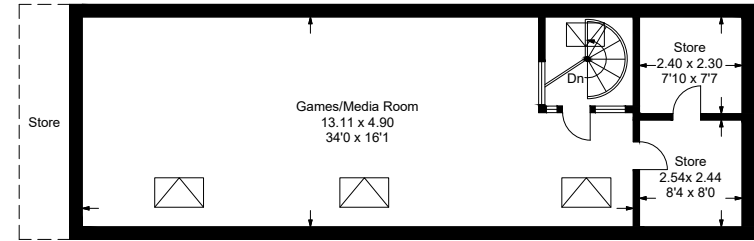
Approximate Gross Internal Area = 556.1 sq m / 5986 sq ft

Outbuilding = 47.1 sq m / 507 sq ft

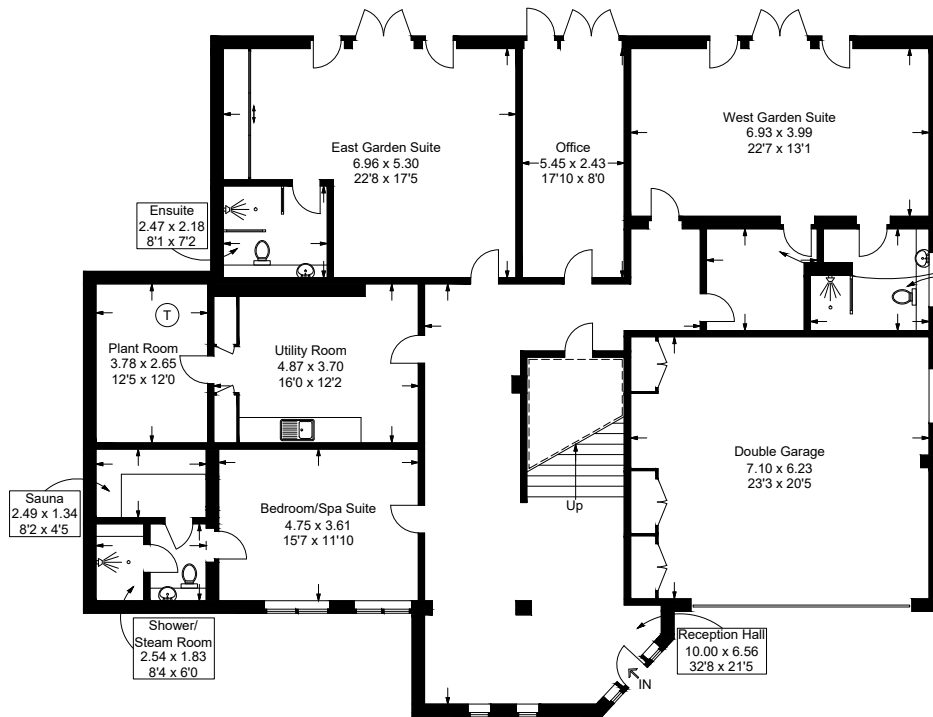
Total = 603.2 sq m / 6493 sq ft



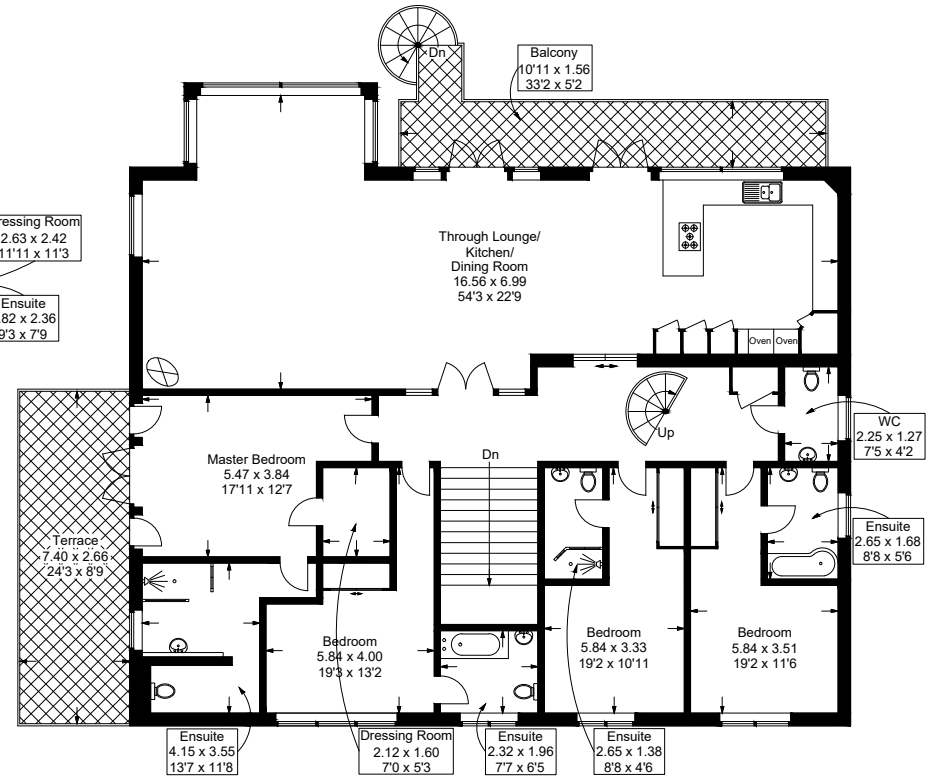
Outbuilding



Second Floor



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Nestled between the charming coastal villages of Aldwick and Pagham, Craigweil Private Estate exudes tranquility, enveloped by lush woodlands and boasting access to pristine award-winning beaches. This idyllic residential enclave sits within a designated conservation area, steeped in regal heritage dating back to 1929 when King George V recuperated in Craigweil House, bestowing royal status upon nearby Bognor Regis.

Beyond its historical significance, Craigweil Estate enjoys proximity to an array of natural wonders and cultural gems. Nature enthusiasts will delight in exploring Pagham Harbour Nature Reserve and the picturesque harbors of Itchenor, Bosham, and Dell Quay, while outdoor enthusiasts can roam the scenic South Downs nearby. For thrill-seekers, the renowned horse racing and motoring events at Goodwood are just a stone's throw away.



LOCATION

Moreover, Craigweil Estate benefits from its strategic location, with easy access to amenities and attractions. The walled Roman city of Chichester, renowned for its schools, shopping districts, theaters, and galleries, lies just six miles to the north. Meanwhile, the bustling seaside resort of Bognor Regis, offering a plethora of dining options and entertainment venues, is a mere two miles to the east.

In essence, Craigweil Private Estate offers residents an unparalleled blend of natural beauty, historical significance, and modern conveniences, making it a truly coveted destination for coastal living.



THE AGENT

Dominic Kearney
Client Director - Sales & Lettings

Dominic joined the Property Industry in January 2009 with a local Independent Agent in Southsea starting as a Junior Negotiator. Always ambitious and with his dynamic, proactive approach it was not long until Dominic was promoted to a Senior Negotiator in less than 12 months. In 2014 Dominic was finally shown further recognition of his work, which had seen the office break yearly office targets and expectations every year since his introduction. He was promoted to Branch Manager and stayed very loyal to the same agency improving their place in the Hampshire market to become one of the most recognised lettings agents in the area. In April 2018 Dominic was approached to join NEXA, having known Neil in the Industry and was employed as Client Director of Sales and Lettings. The unique approach employed by Nexa was the main attraction knowing that he can provide a customer based approach to all of his clients. His knowledge of the sales and lettings market is excellent and with over 10 years experience in the industry, he is an integral part of the NEXA team.

✉ dominic@nexaproperties.com

☎ 07786437922



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

