





21 Craigweil Lane, Aldwick

A family home situated on the Aldwick Grange Estate. Set on a corner plot with a southerly facing rear garden with heated swimming pool.



- ▶ **Detached Family Home**
- ▶ **Family/Dining Room**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Family Bathroom/Shower Room**
- ▶ **Ample Parking and Detached Double Garage**
- ▶ **Sitting Room with Access to Pitched Roof Conservatory**
- ▶ **Fitted Kitchen**
- ▶ **Three Double Bedrooms with En-suite to Principal Bedroom**
- ▶ **South Facing Rear Garden**
- ▶ **Well Tended Front and Rear Garden**

This substantial family home is located in the much sought-after Aldwick Grange Estate with the Aldwick beach close by. Having gated private access to the beach via Waters Edge.

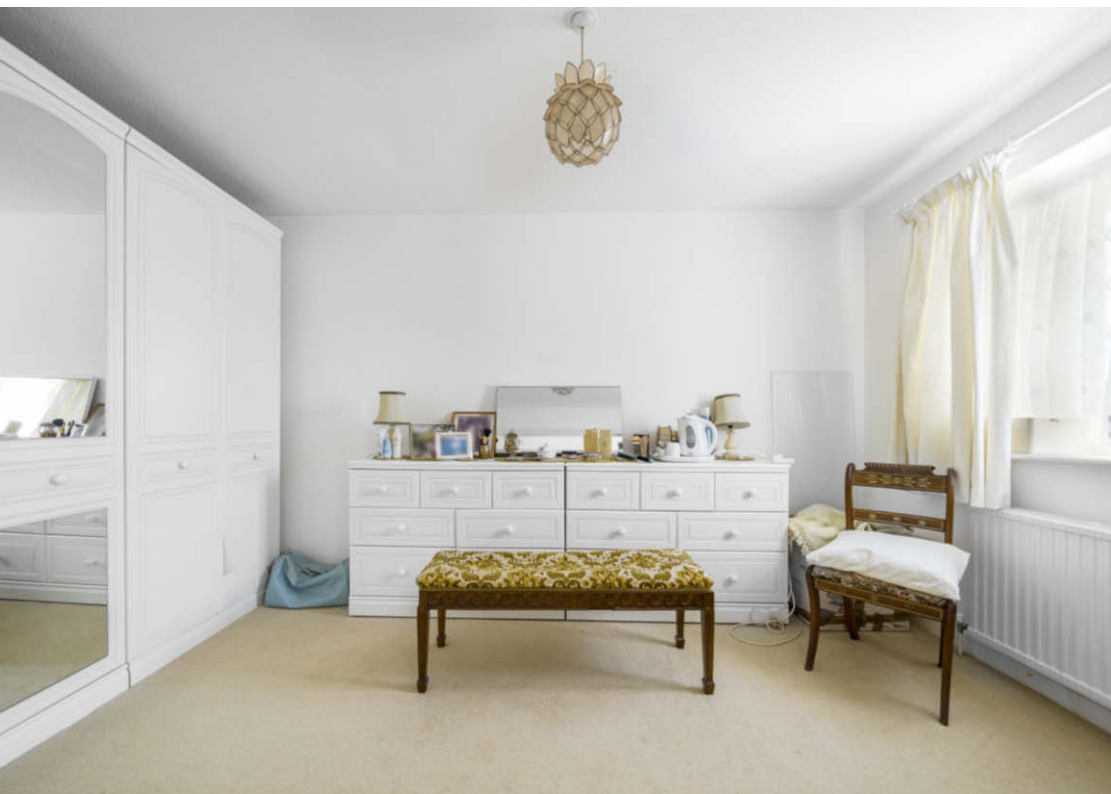
The accommodation briefly comprises, entrance porch, spacious and welcoming entrance hallway, sitting room with two sets of double doors, one giving access to the rear garden and the other to the pitched roof 18'10ft conservatory, dining room, kitchen with door to outside and cloakroom with WC.

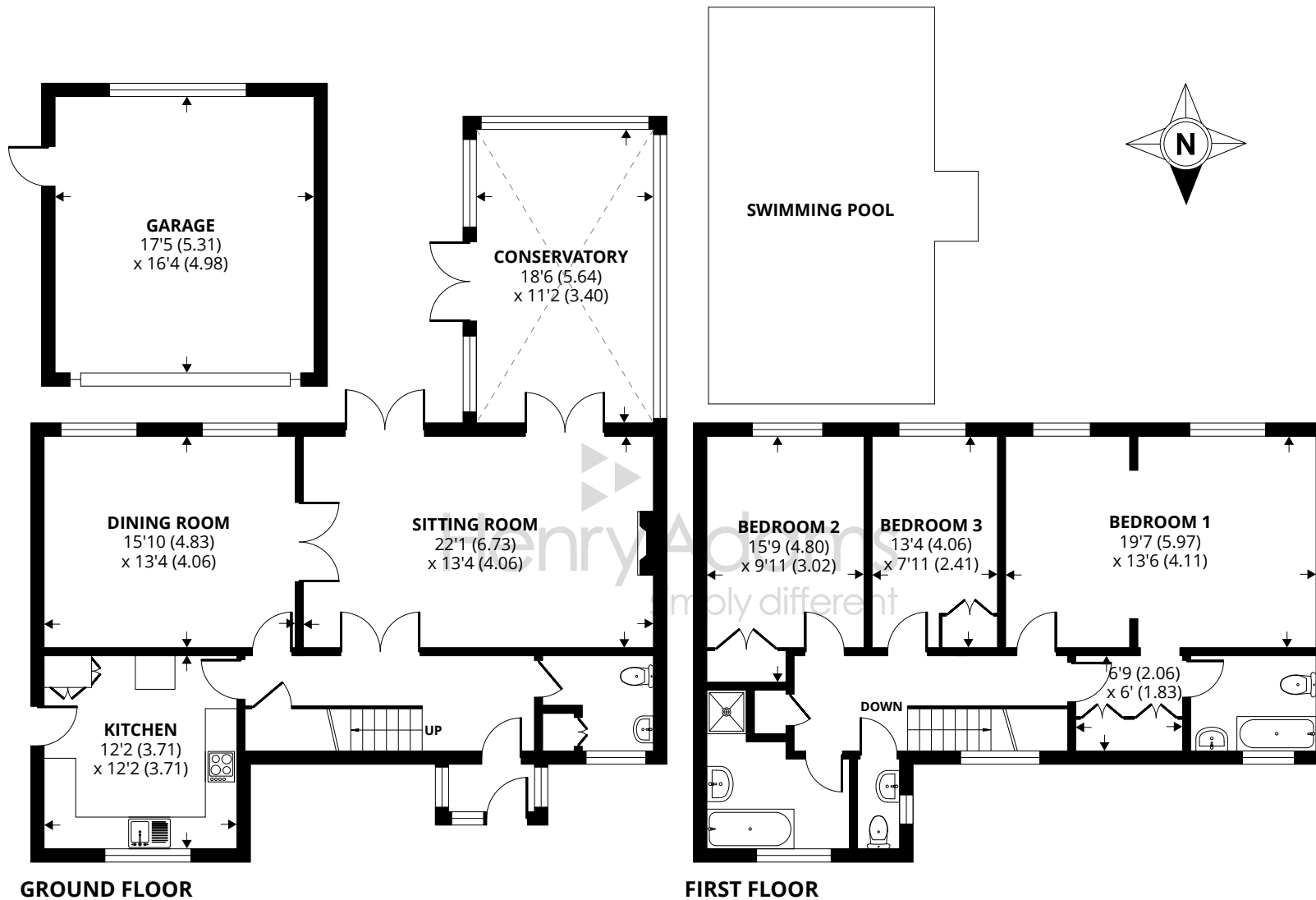
The first floor comprises a spacious landing and three double bedrooms. The principal room has been opened up to the original fourth bedroom, the wall could be re-instated to provide the fourth bedroom if required. En-suite bathroom and dressing area. There is also a family bathroom with separate shower cubicle and separate WC.

Outside, the front garden is laid to lawn with mature plants and driveway providing ample parking and leading to a double detached garage with electric door, pitched roof providing useful storage and personal door to the rear garden. The southerly facing rear garden is principally laid to lawn with established hedges offering a good level of seclusion. Patio area with brick built BBQ and heated swimming pool with flood lighting.









Approximate Area = 2195 sq ft / 203.9 sq m (includes garage)

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Craigweil Lane is a mature, highly regarded residential location close to the beach and local amenities. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles; while Goodwood is approximately eight miles, famous for horseracing including Glorious Goodwood, as well as hosting the world renowned Festival of Speed and Revival motor sport events. Golf clubs are situated at Felpham, Chichester and Goodwood and there are sailing clubs at Bognor Regis, Felpham, Pagham and the Marina at Chichester Harbour.

Directions

From Marine Park Gardens in Aldwick, continue in a westerly direction along Fish Lane onto Aldwick Road and turn left into High Trees. The road continues into Craigweil Lane and No 21 will be seen on the left hand side. 09/11/23

Council Tax Band: G

