






59 Craigweil Lane, Aldwick

Modernised and improved detached four bedroom family house situated in the sought-after area of Aldwick.

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- ▶ **Spacious Family Home**
- ▶ **Dual Aspect Sitting Room open plan to Dining Room**
- ▶ **Family Room and Utility Area**
- ▶ **Three Further Double Bedrooms**
- ▶ **Converted Garage**
- ▶ **Entrance Hall with Cloakroom/WC**
- ▶ **Quality Light Oak Kitchen**
- ▶ **Principal Bedroom with En-suite Bathroom**
- ▶ **Modern Family Bathroom**
- ▶ **Gardens Front and Rear**

Modernised and improved four bedroom detached family house situated in the popular residential area of Aldwick within walking distance to the Aldwick beach.

The accommodation comprises spacious entrance hall with oak stripped flooring, WC and access to the informal utility area and family room/study. Quality light oak fitted kitchen with side access door, open plan sitting room and dining area, the light flooding in through the double patio doors which overlook the rear garden.

On the first floor, the galleried first floor landing leads to the principal bedroom which is complemented by a full en-suite shower/WC. There are three further double bedrooms and a refitted family bathroom.

Outside, the front garden is of an open plan design and has a wide block paved driveway leading to an integral garage, partly converted. The enclosed walled and fenced rear garden provides a safe playing environment for young children and includes an extensive lawn, established trees and shrubs and an alfresco patio area at the far end.

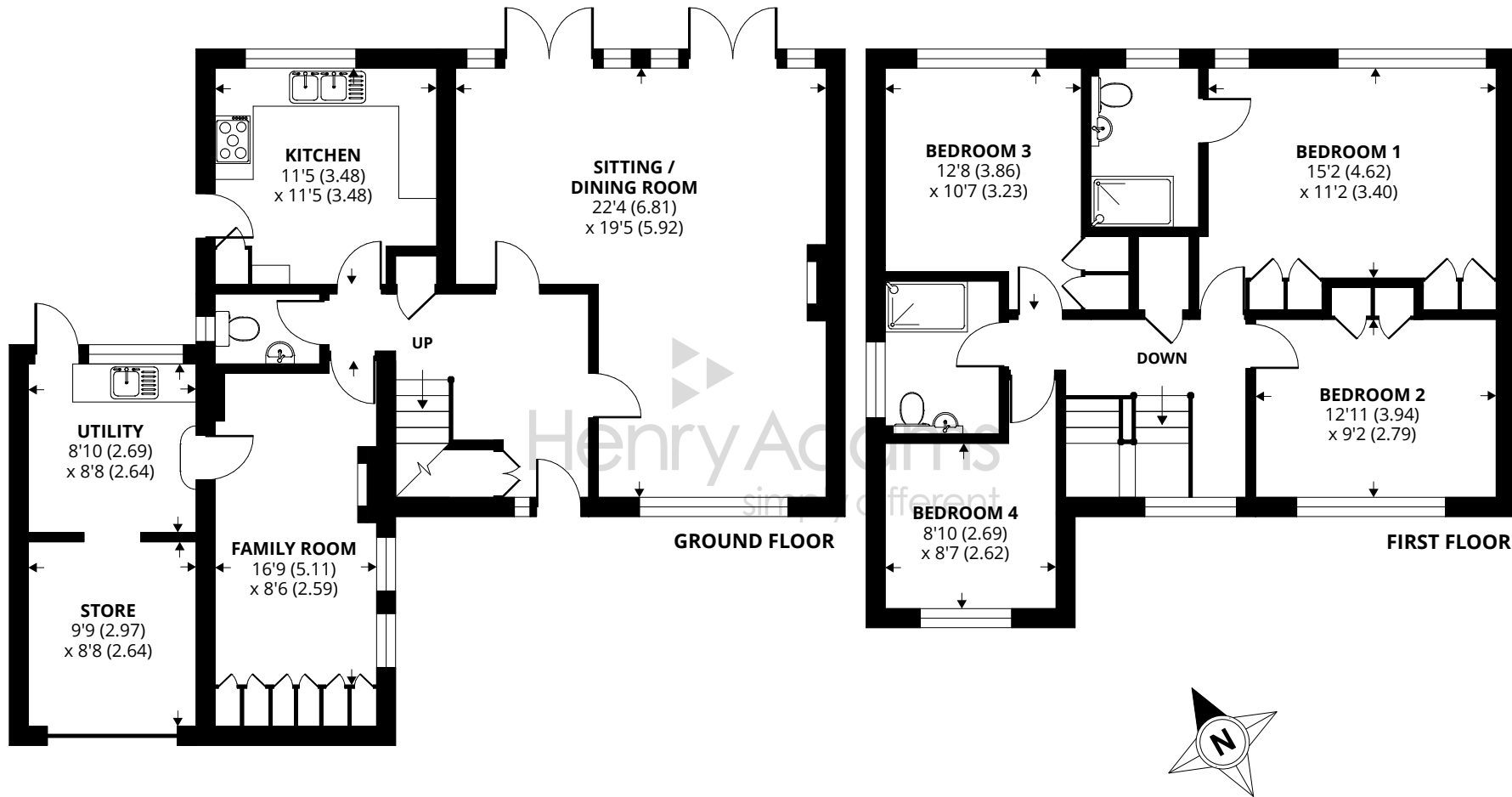
Private Road Charge: We understand the private road charge is approximately £100 p.a.

Council Tax Band: F









Approximate Area = 1788 sq ft / 166.1 sq m

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 about two miles west of Bognor Regis. 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.

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