



35 Kingsway, Craigweil Estate

Guide Price £630,000

 **Henry Adams**
estate agents





35 Kingsway

Single storey seaside residence on a Private Marine Estate in Aldwick. No onward chain.

- Private Marine Estate
- Potential for Modernising and Extending
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom and WC
- Driveway and Garage
- Landscaped Front and Rear Garden

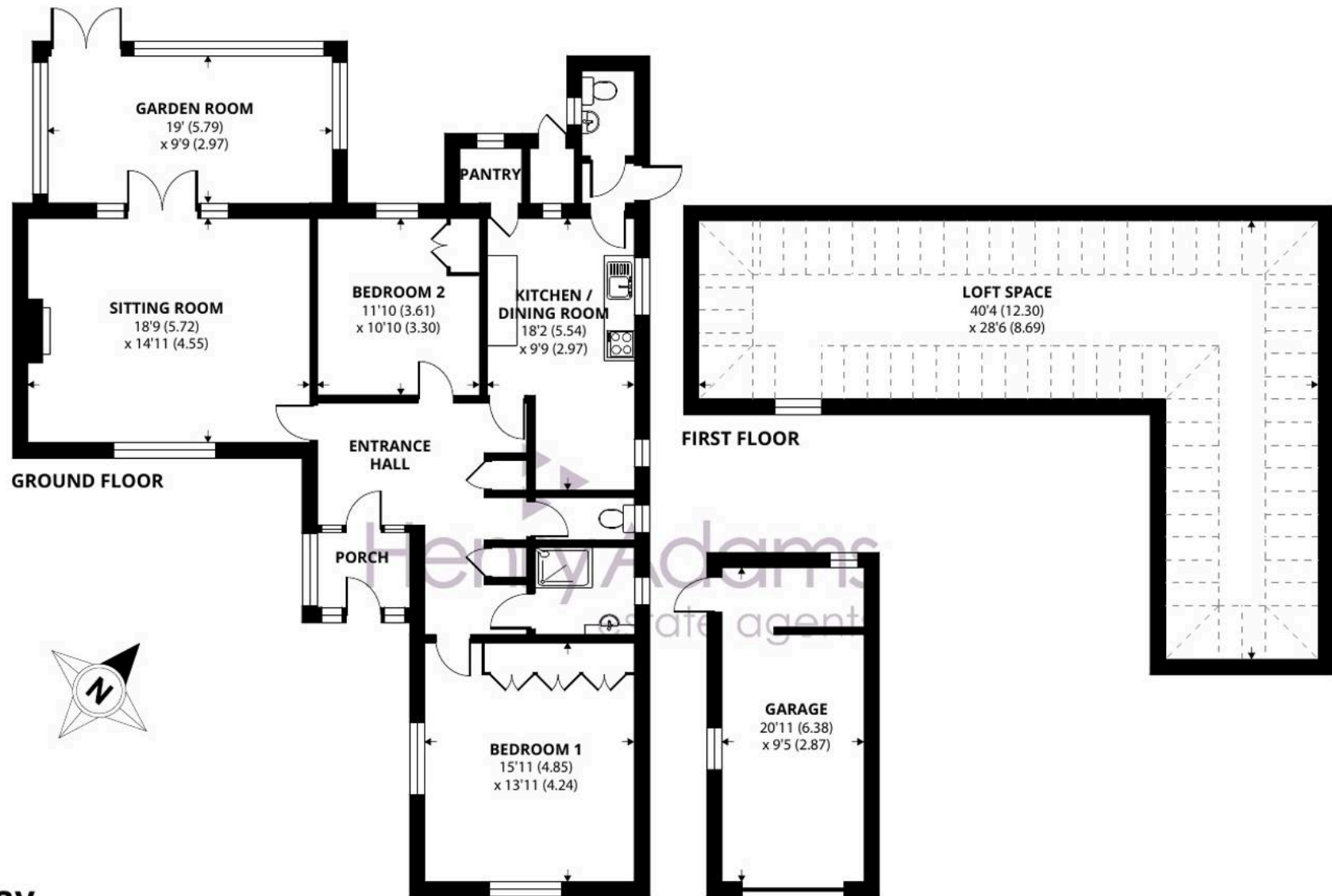
Henry Adams are delighted to offer this single storey residence, which offers extremely versatile accommodation, but would benefit from some modernisation of the fixtures and fittings. There is a dormer window to the loft area, which could be converted to offer additional accommodation.

The entrance porch opens onto the spacious hallway. The generous dual aspect sitting room has a feature fireplace and doors opening onto the sun room with lovely garden views. The kitchen/breakfast room is fitted with white wall units with space for white goods, a walk-in larder and rear porch with WC and giving rear access to the garage.

There is a dual aspect double bedroom with a full bank of fitted wardrobes overlooking the front garden plus another double bedroom with fitted wardrobe overlooking the rear garden. There is a family bathroom fitted with a walk-in double shower, separate WC and two storage cupboards.







Kingsway

Approximate Area = 1574 sq ft / 146.2 sq m

Limited Use Area(s) = 424 sq ft / 39.4 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 2197 sq ft / 204.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Henry Adams. REF: 1204706

Outside, the landscaped south facing front garden has a driveway leading to the garage, established trees and shrubs plus a generous lawn. The enclosed rear garden is mainly laid to lawn with established trees and shrubs.

Craigweil-on-Sea is a prestigious private marine estate, known locally for its Royal connections with King George V's visit whilst convalescing in 1929. Like Aldwick Bay, when the development first commenced, it was very much aimed at city dwellers seeking a quality seaside residence and the retired wishing to reside in a peaceful neighbourhood. Today, however, it is probably best described as 'One of the best kept secrets along the South Coast'. Craigweil offers discerning purchasers the opportunity to live in an exclusive residential setting, steeped in mature tree lined avenues with a residents private beach access. The Cathedral City of Chichester is about seven miles and Bognor Regis is about two miles.

Private Estate Charge: We understand the private estate charge is currently £402 p.a.

What3Words [///geek.original.bungalows](https://www.what3words.com/geek.original.bungalows)

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842 123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk/

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.