



## 5 Craigweil Manor, Craigweil, Aldwick

Guide Price £570,000







# 5 Craigweil Manor

Craigweil, Aldwick, Bognor Regis

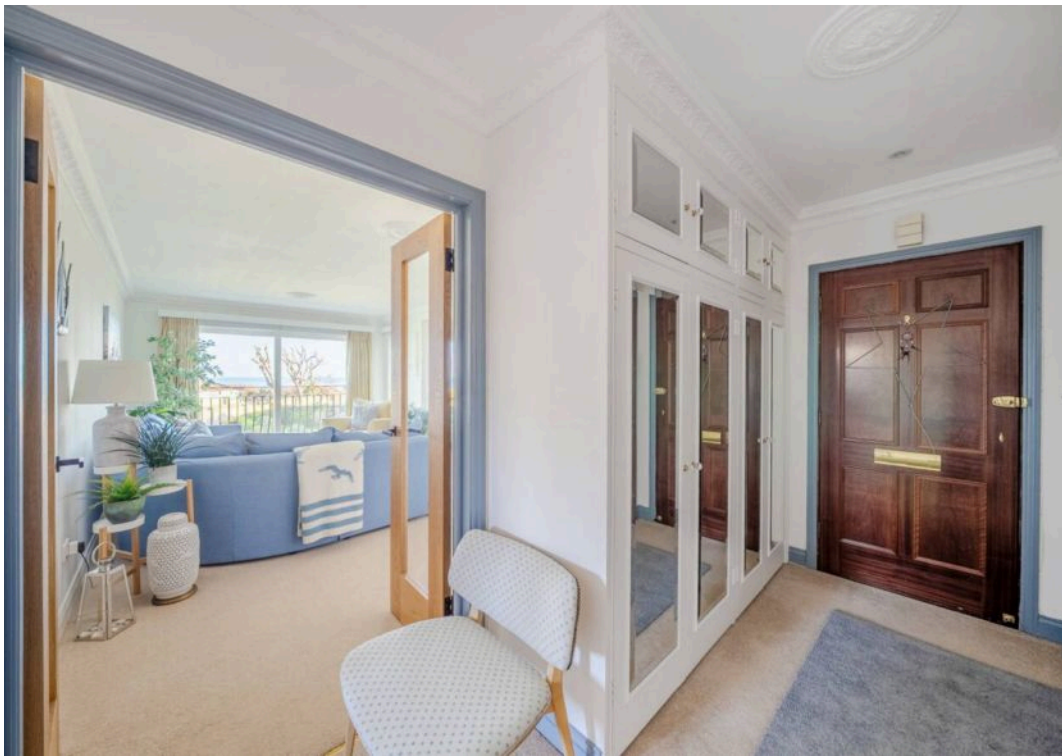
- Beautifully Appointed 1st Floor Apartment
- L Shaped Sitting / Dining Room
- Balcony with Glorious Sea Views
- Contemporary Fitted Kitchen
- Principal Bedroom with Fitted Wardrobes and En-Suite
- Two Further Double Bedrooms
- Family Shower Room / WC
- Landscaped Communal Gardens
- Garage With Ample Parking
- Direct Aldwick Beach Access

Nestled amidst the serene coastal ambience of Aldwick, directly overlooking the sea this 3 bedroom apartment offering an unparalleled blend of luxurious living and magnificent sea views. Situated on the first floor, with lift and stairs. Upon entering, you are greeted by a spacious Hallway with ample storage, double width doors open onto the L-shaped sitting/dining room plus a private balcony, offering a panoramic vista of the sun-kissed shoreline.

The heart of this home is the contemporary fitted kitchen, where sleek contemporary design meets functionality fitted with contemporary gloss units and superior quality appliances. The principal bedroom has a large picture window with glorious sea views and features fitted wardrobes and a luxury en-suite shower room. Two additional double bedrooms, one is fitted with fitted wardrobes whilst the other is currently used as a snug. The a family shower room/WC ensures convenience for all.













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Approximate Area = 1179 sq ft / 109.5 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1353 sq ft / 125.6 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). © natchecom 2025.  
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Adding to the allure of this remarkable property is the direct access to Aldwick Beach, a privilege bestowed upon the fortunate few who call this exclusive enclave home. Immerse yourself in the storeyed past of Craigweil, the very place where King George IV himself graced with his presence in 1929, imbuing the surroundings with a sense of regal history and prestige. Step outside and bask in the tranquillity of the meticulously landscaped communal gardens. For those with a penchant for automobiles, a garage and ample parking space provides both security and convenience.

Not only does Aldwick and Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine hours than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats and beach huts, this attractive seaside town is home to lovingly tended parks and gardens, a theatre and cinema, and a good choice of shops, restaurants, bars and cafes plus a mainline railway station with services to London Victoria and the South Coast.

What3Words [///dial.remark.workloads](#)

Tenure: We understand there is a 999 year lease from 02/11/1987 and Maintenance Charge/Ground Rent: We understand the maintenance charge is approximately £3,674 p.a.

Council Tax Band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B







## Henry Adams - Bognor and Aldwick

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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.