



3 Wychwood Walk, Craigweil

Guide Price £800,000



3 Wychwood Walk

- Fabulous Detached House
- Prestigious Craigweil Private Estate
- Excellent Open Plan Reception Space
- Reception Room
- Dining Room
- Study, Cloakroom and Utility Room
- Four Bedrooms
- Off-street Parking
- Garage

Located within the prestigious Craigweil estate, this fabulous four bedroom detached house epitomises luxury living at its finest, situated in a private estate within minutes of the beach.

Upon arrival, a front driveway leads to the front entrance and offers off-street parking for two cars and access to a convenient garage, ensuring both convenience and security for residents and guests alike.

Step inside and there is a spacious entrance hall with double doors leading to the formal reception room. The hallway also leads a formal dining room, the ground floor study that faces to the front of the house. There are also doors to a cloakroom, a utility room and through to the kitchen. The main feature of the house is a fantastic extension across the entire back of the house which at one end contains a high specification fully fitted kitchen with a breakfast bar opening to the rest of the room. The rest of this fantastic extension which feature doors opening to the garden and large roof lanterns provides added convenience for day-to-day living.









Wychwood Walk, Bognor Regis

Approximate Area = 1922 sq ft / 178.5 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuilding = 156 sq ft / 14.4 sq m

Total = 2257 sq ft / 209.5 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). © nichecom 2025. Produced for Henry Adams. REF: 1305356

The beautifully maintained garden faces to the west, much of it laid to lawn and with a fantastic dining area/patio by the house. The garden also contains the spacious garage.

On the first floor are four generously proportioned bedrooms, all immaculately decorated. The principal bedroom has an en-suite shower room and ample closet space for all storage needs.

Throughout the property, attention to detail is evident in every corner, with high-quality fixtures and fittings throughout. In summary, this exceptional detached house on the esteemed Craigweil estate is a rare find, offering a lifestyle of luxury and distinction for those with discerning tastes.

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 town 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.

What3Words ///froze.tacky.folds

Private Estate Charge: We understand the private estate charge is approximately £367 p.a.

Tenure: Freehold & Council Tax Band: F

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

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

01243 842123

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.