



Woodland, 64 The Drive, Craigweil

Guide Price £1,600,000



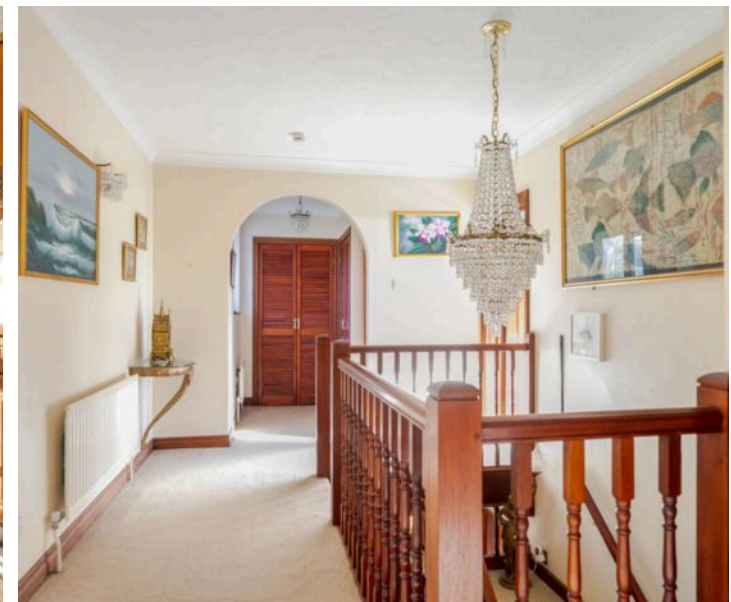
Woodland, 64 The Drive

- Substantial Detached 1980's House
- Independently Designed and Constructed
- Private Marine Estate
- Direct Beach Access plus Boat House
- Four Generous Reception Rooms
- Four Double Bedrooms with Fitted Wardrobes
- Large Front and Rear Gardens
- Double Garage and Ample Parking
- Offering Enormous Potential to Modernise and Extend
- No Forward Chain

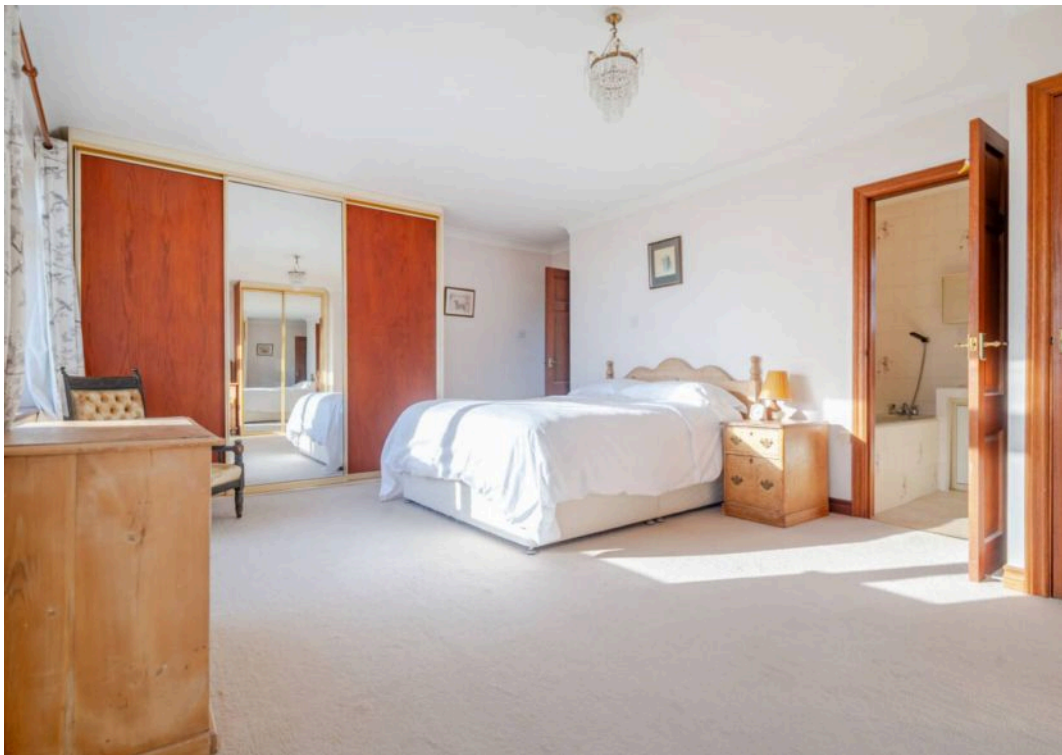
This substantial four bedroom detached house, constructed in the 1980's and independently designed by the current family, occupies a privileged position within the highly sought-after private marine estate of Craigweil. The property offers private beach access, as well as the rare benefit of a private boat house creating a truly unique opportunity for those seeking an active coastal lifestyle.

Internally, the house boasts an impressive sense of space and versatility, with spacious hallway and WC. Four generous reception rooms providing ample flexibility for both family living and entertaining with the additional potential for annexed accommodation. The principal reception room features an open fireplace with back boiler to heat the hot water and large patio doors to the garden that allow natural light to flood the space, while the adjacent dining room offers an ideal setting for formal gatherings. A further sun room or home office or annexe bedroom also has patio doors opening to the garden.

The kitchen/breakfast room, currently arranged with a range of fitted units and work surfaces, presents significant scope for redesign and modernisation. There is also a separate utility room and ground floor shower room with WC.









The Drive, Craigweil

Approximate Area = 2790 sq ft / 259.2 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 442 sq ft / 41.1 sq m

Boat House = 271 sq ft / 25.2 sq m

Total = 3525 sq ft / 327.5 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1383447

Upstairs, the property offers four double bedrooms, each equipped with fitted wardrobes for excellent storage. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom. All of the bedrooms enjoy pleasant outlooks, three have glorious sea views. Whilst the fourth bedroom overlooks the lawned front garden, trees and the lane.

This property presents enormous potential for those wishing to modernise or extend (subject to obtaining the necessary consents), making it an ideal choice for buyers seeking to create a bespoke family home in a prestigious coastal setting. The house is offered for sale with no forward chain, ensuring a straightforward purchase process.

Located within an exclusive private marine estate, this property combines privacy, direct private access to the beach, and the convenience of a boat house. It represents a rare opportunity to acquire a substantial and individually designed family home, with significant potential to add value and personalise to individual requirements. Early viewing is strongly recommended to appreciate the scale, position, and possibilities this impressive home has to offer.

The Drive is in a much sought after private estate backing directly on to the beach. Bognor Regis town centre is less than 2 miles away for immediate conveniences, restaurants and activities. The cathedral city of Chichester is only 6 miles away offering excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria.

What3Words [///conductor.shutting.barrel](#)

Tenure: Freehold & Council Tax band: G

EPC Energy Efficiency Rating: C





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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.