



12 Craigweil Manor

Aldwick | Bognor Regis | West Sussex | PO21 4AP

Price £575,000
Share of Freehold

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BR575 - 09/26

Features

- **Prestigious Development With Superb Sea Views**
- **Exclusive Setting Backing Onto Beach**
- **Three Bedroom Top Floor/Penthouse Apartment**
- **Well Presented & Well Proportioned Accommodation**
- **Lift Facility & Garage**
- **No Onward Chain**
- **1161.5 Sq Ft / 107.9 Sq M (inc. balcony) Plus Garage**

Positioned on the top floor of this prestigious development, which comprises just twelve apartments and one coach house, abutting the beach, this delightful, bright and airy apartment is offered for sale with no onward chain. Craigweil Manor is a privately maintained non through road situated within a few hundred metres of the Coastguards shopping Parade. The development was constructed on the site of the former Manor which dated back to the 1700s and occupies a site of approximately one acre, providing residents with private gated access to the beach via the communal gardens at the rear.

The incredibly well proportioned accommodation in brief comprises entrance hall, open plan living/dining room with far reaching sea views, balcony/terrace, modern fitted kitchen, principal bedroom with en-suite shower room, two further double bedrooms and modern bathroom.

The property also offers double glazing, a gas heating system via radiators, neutral well presented decor and floor coverings, while the development itself provides a security entry system, lift facility, resident's parking and beautifully maintained grounds, with the apartment itself benefiting from a garage and share of the Freehold.

A communal front door with security entry system opens into a welcoming communal entrance hallway where an easy rise communal staircase and lift provide access to the second floor communal landing. The front door to the apartment opens into a welcoming entrance hall with two large double fronted storage cupboards and an access hatch to the roof space. Double doors lead from the hallway into the living room, with further doors leading to the kitchen, three bedrooms and main bathroom.

The living room is a bright and airy room with far reaching sea views and is open plan to the dining area which has double glazed sliding patio doors to the rear providing access onto the balcony/terrace with balustrade and courtesy light, overlooking the beautifully tended rear communal gardens and beach. The living room itself has a feature fireplace, orate architrave and ceiling roses a natural light picture window to the side to the balcony and double glazed sliding patio doors to the rear with Juliet balcony/balustrade.

The kitchen boasts a comprehensive range of modern units and work surfaces incorporating a kitchen bar and double drainer with inset sink unit, integrated electric hob with hood over, eye level 'Miele' twin oven/grill, integrated concealed fridge/freezer, washing machine and dishwasher, along with high level double glazed windows to the side which provide an outlook right across towards Pagham and Selsey in the distance.





The principal double bedroom is a very good size room positioned at the rear with a double glazed window to the rear with far reaching sea views, fitted wardrobes and over bed storage cupboards, along with a door to the adjoining refitted en-suite shower room which boasts a white suite of oversize glazed shower enclosure, wash basin inset into surround with storage under, enclosed cistern wc, tiled walls, heated towel rail and double glazed window to the side.

Bedrooms 2 & 3 are both positioned at the front of the property, both with double glazed windows to the front providing delightful roof top views in the distance towards the South Downs, with both rooms also benefiting fitted wardrobes and bedroom furniture.

In addition, there is a main bathroom with natural light double glazed skylight and a white suite of bath with shower and fitted glazed screen, wash basin inset into surround with storage under, enclosed cistern wc, tiled walls and heated towel rail.

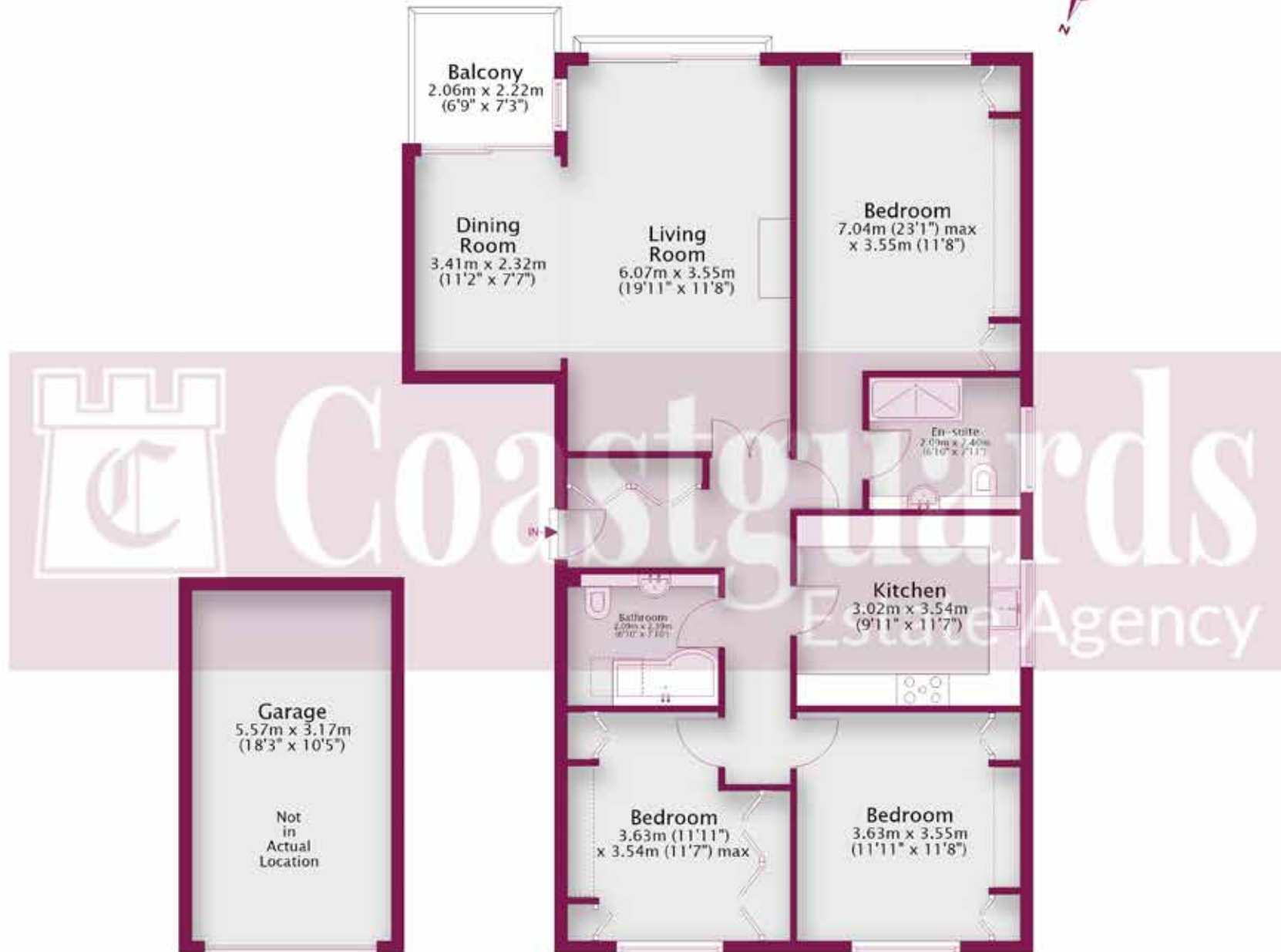
Externally, there is resident's parking at the front of the development, with the apartment benefiting from a garage located under the coach house with electric door, power and light.

The landscaped gardens comprise well tended lawns with mature trees, shrubs, large well stocked flower borders, statues, old mill stones and strategically placed garden seats. A gate provides residents direct access to the beach.



Second Floor

Main area: approx. 107.9 sq. metres (1161.5 sq. feet)
Plus garage, approx. 17.6 sq. metres (189.9 sq. feet)
 (excluding Balcony, Balcony)



Main area: Approx. 107.9 sq. metres (1161.5 sq. feet)

Plus garages, approx. 17.6 sq. metres (189.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



Tenure:

Leasehold with a 2/25th share of the Freehold

Lease:

999 years from 1986

Service Charge Including Building Insurance:

£3,444.00 per annum (£1,722.00 paid half yearly)

Management Company:

KTS Estate Management Ltd
01903 889799

Council Tax: Band E (£2,955.80 per annum)
Arun District Council / Aldwick 2026 - 2027

Current EPC Rating: B (83)



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