



25 Craigweil Lane

Aldwick | Bognor Regis | West Sussex | PO21 4AN

Price £850,000
Freehold

25 Craigweil Lane

Aldwick | Bognor Regis | West Sussex | PO21 4AN

GO850 - 07/26

Features

- Superbly Appointed Detached Family Home
- Requested Location Close To The Beach
- 4 Bedrooms (Principal with En-Suite Shower Room)
- 2 Reception Rooms, Study, Conservatory
- Kitchen/Breakfast Room & Separate Utility Room
- Double Glazing & Gas Heating (Radiators & Underfloor Heating Where Stated)
- On-Site Parking & Attached Garage
- Impeccably Well Presented Throughout
- Well Tended Generous South Facing Rear Garden
- 1,871.3 Sq Ft / 173.8 Sq M (Plus Garage)

Situated within a highly sought after residential location close to the beach, this superbly appointed detached two storey residence has been tastefully and sympathetically improved by the current owner occupiers to create a ready to move into home.

The incredibly bright and airy accommodation comprises: porch/vestibule, cloakroom/wc, feature hallway, generous extended kitchen/breakfast room, separate utility room, separate dining room, pitched roof double glazed conservatory, home office/hobbies room, gallery style landing, principal southerly double bedroom with en-suite shower room, three further good size bedrooms and a generous family bath/shower room. The property also offers double glazing, a gas heating system via radiators and underfloor heating where stated, on-site parking, attached garage and delightful, good size, well tended south facing rear garden.

A covered storm porch with integral courtesy lighting protects the double glazed outer twin doors which lead into a welcoming porch/vestibule with bespoke fitted storage and bench seat, along with underfloor heating. A superb bespoke arched internal front door, in-turn, leads through into the impressive hallway which has a feature carpeted easy-rise staircase to the first floor with handrail/balustrade and high level over-stair natural light window to the front, along with a walk-in under-stair storage cupboard with light and hanging space. Doors lead from the hallway to the kitchen/breakfast room, living room, home office/hobbies room, garage and ground floor cloakroom, which boasts a refitted suite of shaped wash basin with storage under, enclosed cistern wc, tiled splash back and flooring, ladder style heated towel rail and window to the side.

The kitchen/breakfast room has been tastefully and sympathetically extended and boasts a comprehensive range of base, drawer and wall mounted units with Silestone quartz work surfaces incorporating a 1 1/2 bowl single drainer sink unit with mixer tap, integrated 4 burner gas hob with feature hood over, eye level twin oven/microwave, larder fridge, dishwasher, refuse drawer, feature breakfast bar, along with polished tiled flooring with under-floor heating and a window to the front and natural light roof light. Doors lead from the kitchen/breakfast room to the adjoining dining room and separate utility room, which provides further matching units and Silestone quartz work surfaces with a second sink unit, integrated washer/dryer, integrated larder freezer, cupboard housing the 'Vaillant' wall mounted gas boiler, a window to the front and door to the side.





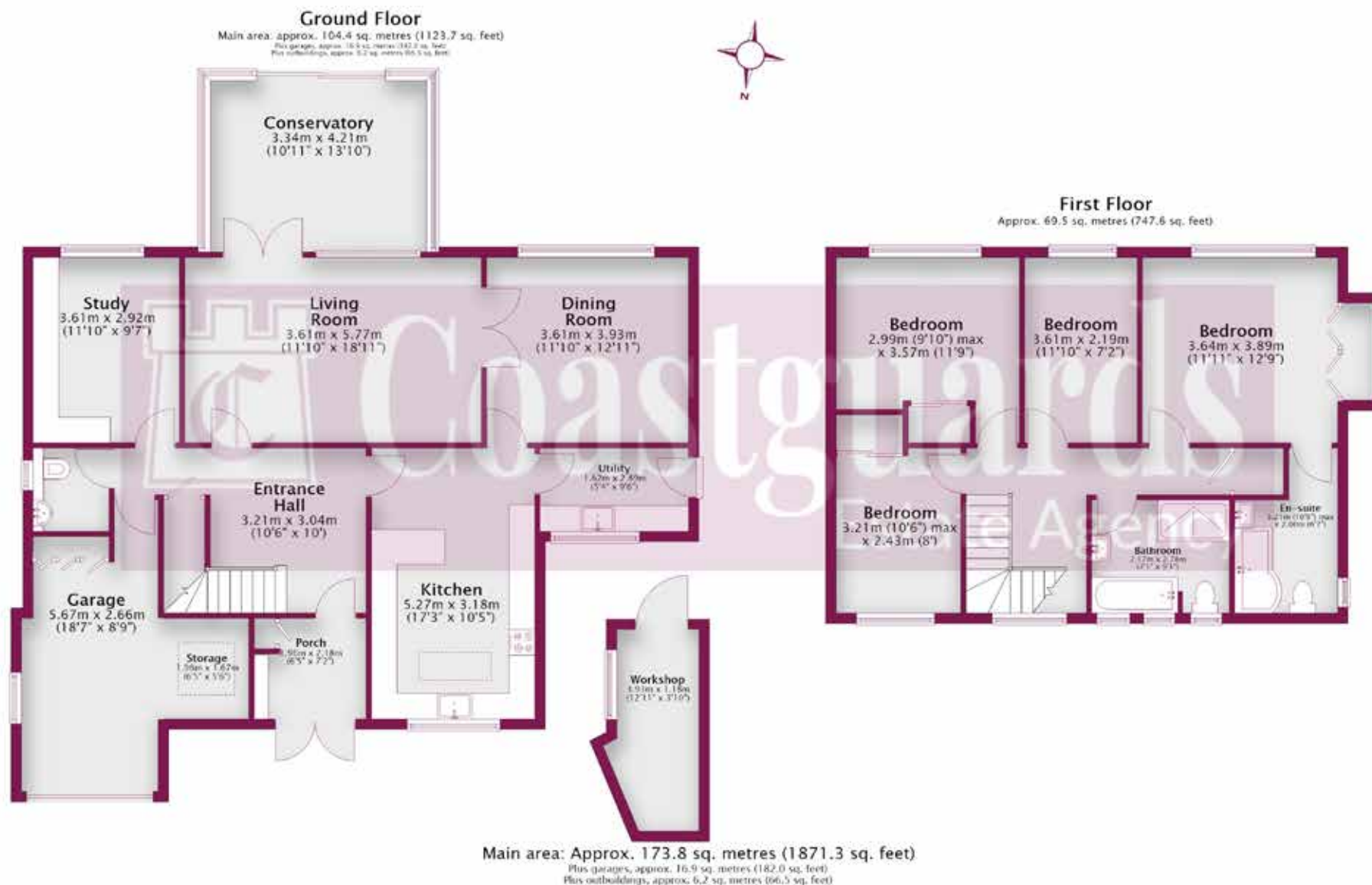
The dining room has a window to the rear enjoying the pleasant outlook into the south facing rear garden. Part glazed modern casement style double doors lead from the dining room into the adjacent living room with window and French doors to the rear providing access into the generous pitched roof double glazed conservatory, which has fitted blinds, polished tiled flooring with electric under-floor heating and provides access into the south facing rear garden via a large double glazed sliding patio door. The home office/hobbies room has a window to the rear, bespoke fitted work station with integrated storage.

The first floor feature gallery style landing is a bright and airy space with built-in airing cupboard housing the lagged hot water cylinder and an access hatch to the part boarded loft space with fitted ladder and strip lighting. Doors lead from the landing to the four bedrooms and family bath/shower room.

The principal bedroom has a window to the rear, distant views towards the sea and built-in wardrobes. A door leads to the adjoining en-suite bathroom with a modern white suite of P-shaped bath with shower over and fitted shower screen, close coupled wc, wash basin with storage under, tiled walls, ladder style heated towel rail and window to the side. Bedroom 2 has a window to the rear with view towards the sea and also benefits built-in wardrobes, while bedroom 3 has a window to the front and also benefits built-in wardrobes. Bedroom 4 is a good size single bedroom with window to the rear with views towards the sea and lends itself to a variety of uses, formerly being utilised as a further hobbies room. In addition, the first floor boasts a generous family bath/shower room with a modern white suite of bath with mixer tap/shower attachment, oversize glazed shower enclosure with fitted shower, close coupled wc, wash basin with storage under, medicine cabinet, ladder style heated towel rails, tiled walls and three windows to the front.

Externally, there is an open plan frontage laid to lawn with a block paved driveway providing on-site parking which leads to the front doors and garage, which boasts an electrically operated vertical roller door, window to the side, gas and electric meters, wall mounted electric consumer unit, further storage unit and recessed workshop/storage area with feature natural light skylight lantern. A door from the garage leads into the hallway. The south facing rear garden is a real feature of this ready to move into home with flagstone sun terrace, lawn with established well stocked beds and borders, additional terrace at the rear while at the side/front there is a purpose built brick store with power, light, window to the side and double glazed door. A bespoke arched gate leads to the front.





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.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.