



5 Clock House, Kingsway

Craigweil Private Estate | Aldwick | West Sussex | PO21 4BX

Guide Price £795,000

Freehold

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Features

- **An Extremely Deceptive Mews Style Residence**
- **Positioned One Row Back From Beach**
- **Highly Versatile Accommodation**
- **4 Bedrooms (3 with En-Suite Facilities)**
- **Sought After Private Estate Setting**
- **Private Access To The Beach**
- **1,966.1 Sq Ft / 182.7 Sq M**

Occupying an idyllic position within the highly sought after Craigweil Private Estate, just one row back from the beach with its own private beach access, this incredibly deceptive and truly unique, mews style residence, boasts versatile accommodation comprising: entrance hall, snug style reception hall, ground floor cloakroom/wc, kitchen, dining room, sitting room, living room, garden room, ground floor double bedroom with en-suite shower room, split level landing, principal suite of bedroom, dressing room and en-suite shower room, guest bedroom with en-suite bathroom and additional bedroom/study.

The property also offers double glazing, a gas heating system via radiators and updated combination boiler, on-site parking, twin garages with attached store, an 'L' shaped southerly balcony/terrace, a delightful southerly rear garden and a private garden walkway to the beach.

A storm porch protects the double glazed front door with natural light double glazed flank panelling which leads into the welcoming entrance hall, which has a window to the front and two useful built-in storage cupboards with additional cupboards over. Doors lead to the living room and ground floor bedroom, while an open plan walkway leads through to a snug style reception area with fitted shelved storage cupboard, windows to the front and rear, along with a feature arched recess. A glazed door leads through to the dining area, while a further door leads into a ground floor cloakroom with close coupled wc, wash basin and extractor.

The dining area has a carpeted staircase to the first floor with handrails and a double glazed door with flank natural light double glazed panel to the side leading out to the sun terrace and rear garden. A wide open plan walkway leads to the adjoining sitting room, while a further walkway leads from the dining area to the kitchen, which has a window to the front and natural light slim window to the side, along with a range of fitted base and drawer units, complemented by granite work surfaces, a shelved recess, integrated 5 burner gas hob with hood over, eye level double oven, space and plumbing for a dishwasher and washing machine, space for a free-standing fridge/freezer, a recently updated wall mounted Vaillant combination boiler and a useful under-stair pantry style cupboard.

The sitting room has a double glazed sliding door to the side providing access onto the sun terrace and rear garden, two windows to the other side, either side of the chimney breast with feature stone open fireplace.





The living room has a window to the front, double glazed sliding door to the rear into the rear garden and a double glazed door to the side leading into the garden room, which has windows to both sides and sliding double glazed door to the rear, providing access into the rear garden. The ground floor bedroom has a window to the rear, double wardrobe and door to an adjoining en-suite shower room, with glazed corner shower enclosure with fitted dual shower, close coupled wc and feature table top wash basin, tiled splash-back and flooring, heated towel rail and an obscure window to the rear.

The first floor has an impressive split level landing with large double fronted shelved linen cupboard, two additional built-in storage cupboards and a window to the rear. Doors lead from the landing to the principal bedroom suite, guest bedroom suite and versatile study/home office/bedroom. The principal bedroom suite boasts a bright and airy dual aspect bedroom with two windows to the front, two windows to the rear and French doors to the rear, providing access on to the generous balcony/terrace, along with built-in wardrobes/storage cupboards. Doors from the bedroom lead to the en-suite shower room and generous dressing room. The en-suite shower room has been tastefully updated to provide an oversize glazed shower enclosure with dual shower, large wash basin with storage under, close coupled wc, ladder style heated towel rail and window to the front. The generous dressing room has bespoke built-in wardrobes, a window to the rear with distant sea views and a double glazed door to the side. The guest bedroom suite has a bedroom with built-in wardrobes/storage cupboards, window to the side and French doors to the side, providing access on to the balcony/terrace. A door from the bedroom leads to the adjoining en-suite bathroom with part restricted head height, a bath with mixer tap/shower attachment, shaped wash basin with storage under, close coupled wc, feature radiator/towel rail, tiled splash-back and flooring, eaves shelved cupboard and window to the side. In addition, there is a versatile home office/single bedroom with built-in storage cupboard and window to the front.

Externally, there is an open plan frontage with lawn and a handstand to the front of the attached twin garages, which have electrically operated vertical doors. The rear garden is of a good size with an expanse of paved terrace leading to a shaped lawn, with established well stocked beds and borders. A gate at the rear leads into The Drive, where the property also has ownership of a garden walkway with direct access to the beach. (Residents of Clock House have permitted use of the walkway by prior consent).



Ground Floor

Main area: approx. 95.7 sq. metres (1030.4 sq. feet)
Plus garages, approx. 11.1 sq. metres (120.0 sq. feet)
Plus outbuildings, approx. 4.9 sq. metres (52.8 sq. feet)
Plus garden room, approx. 9.2 sq. metres (98.8 sq. feet)



First Floor

Main area: approx. 86.9 sq. metres (935.8 sq. feet)
Plus outbuildings, approx. 12.4 sq. metres (134.1 sq. feet)



Main area: Approx. 182.7 sq. metres (1966.1 sq. feet)

Plus garages, approx. 11.1 sq. metres (120.0 sq. feet)
Plus outbuildings, approx. 4.9 sq. metres (52.8 sq. feet)
Plus balconies, approx. 22.4 sq. metres (241.1 sq. feet)
Plus garden room, approx. 9.2 sq. metres (98.8 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, floors, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Current EPC Rating: D (64) **Private Estate Contribution:** £377.00 (2025 - 2026) **Council Tax:** Band E £2,816.58 p.a. (Arun District Council / Aldwick 2025 - 2026)

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