

20 Craigweil Manor

Craigweil-on-Sea | Bognor Regis | West Sussex | PO21 4DJ

Price £875,000

Freehold

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HU875 - 06/26

Features

- **Unique Detached Single Storey Villa Style Residence**
- **Idyllic Private Estate Setting Close To Beach & Amenities**
- **3 Double Bedrooms & 2 Bathrooms**
- **4 Reception Rooms (Living Room With Log Burner)**
- **Double Glazing & Gas Heating (Radiators)**
- **Superb Established Southerly Rear Garden**
- **Double Garage & Secure On-site parking**
- **2,819 Sq Ft / 261.9 Sq M (Including Garage)**

Constructed in the 1980s this detached single storey residence occupies a generous plot in an enviable position with surprisingly spacious accommodation providing three double bedrooms, four reception rooms, two bathrooms, a kitchen/breakfast room, conservatory and attached double garage, along with a mature established fully enclosed southerly rear garden and gated driveway providing secure on site parking.

Craigweil Manor is a privately maintained non through road situated within a few hundred metres of the Coastguards shopping Parade and provides residents with a secure private gated walkway to the nearby beach. This particular property is one of the largest within this small exclusive residential setting.

Larger amenities including the mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre, along with the pier, promenade and a variety of bars and restaurants. The city of Chichester is within a short drive (approx. 6 miles), which provides access to the A27 and offers a wider range of shopping facilities and the famous Festival Theatre.

The front door with natural light double glazed flank panelling opens into the entrance porch, where a pair of inner casement style double doors with natural light flank panelling lead into the generous welcoming entrance hall, with built in double cloaks storage cupboard, built-in airing cupboard and access hatch to the loft space.

A door from the entrance hall leads into the kitchen/breakfast room with large double glazed window to the side and two further double glazed windows looking into the forecourt/driveway. The kitchen itself offers a comprehensive range of fitted units and work surfaces with space for a breakfast table and chairs.

From the kitchen a pair of glazed casement doors lead through into a sitting room area with a high level window to the side and natural light feature tunnel roof light, further glazed casement doors with glazed flank panelling lead through to the dining room and an open plan archway leads to the main living room. The southerly living room provides a light and airy feel with a feature fireplace with wood burning stove and sliding double glazed doors with matching flank double glazed panelling lead to the rear into the modern triple aspect conservatory style sun room, which provides access into the rear garden.

The extensive dining room creates a generous walk through room with a double glazed window enjoying the outlook into the garden and also provides access into the rear garden via double glazed French doors.











An open plan walkway from the dining room leads into a further snug style sitting area with feature bay enjoying the outlook into the rear garden and a pair of French doors which lead out to the side into a delightful secluded walled courtyard.

A further door leads from the snug to the rear into a useful study/office area which has previously been utilised as a library passage with French doors into the rear garden and a further glazed door to the side into the walled courtyard. A further door leads to a rear hobbies room with feature vaulted ceiling, window to the rear and door to the side into an adjoining conservatory style garden room which also provides access into the rear garden.

The master bedroom provides a good size double room with access into the rear garden via French doors and a feature archway which leads through into a dressing room with fitted floor to ceiling wardrobes. Adjacent to the master bedroom is a modern bathroom with white suite of panelled bath, wash basin, wc and bidet. Bedrooms 2 and 3 are both double rooms. The second bath/shower room is of a good size and provides a corner shower cubicle with fitted shower, corner bath wash basin and wc.

Externally, the property boasts a generous southerly garden which is predominantly laid to lawn with established well stocked flower and shrub beds/borders, timber store and heated greenhouse. To the side a gate leads into a delightful secluded courtyard with a side path to the kitchen. The attached double garage with electric door houses the wall mounted gas boiler.

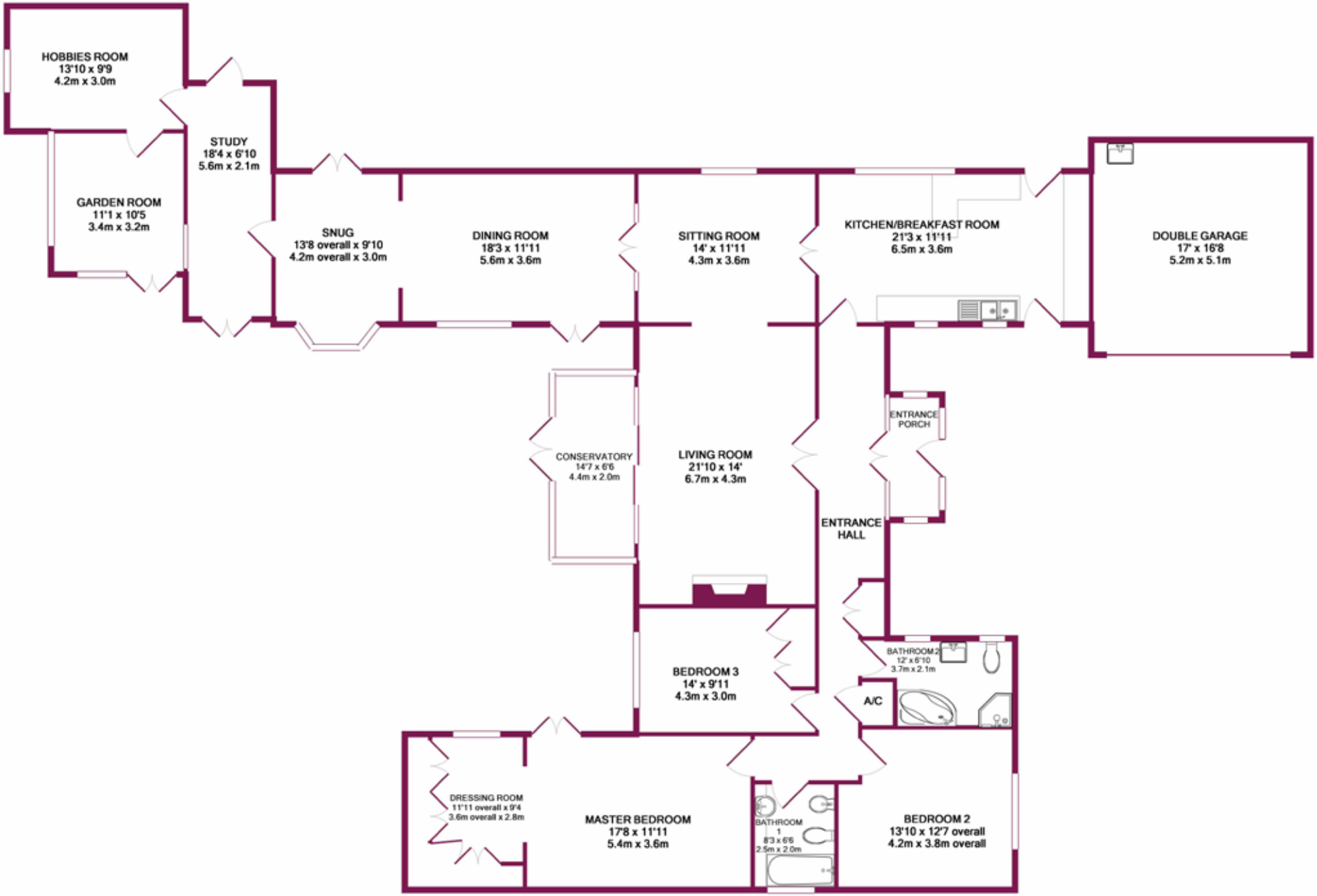
Current EPC Rating - E (48) **Private Estate Contribution -** £123.62 paid half yearly (2026 - 2027) **Council Tax -** Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026 - 2027)











TOTAL APPROX. FLOOR AREA 2819 SQ.FT. (261.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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