



Craigweil Cottage, 14 Canons Close, Aldwick

Guide Price £900,000



Canons Close, Aldwick

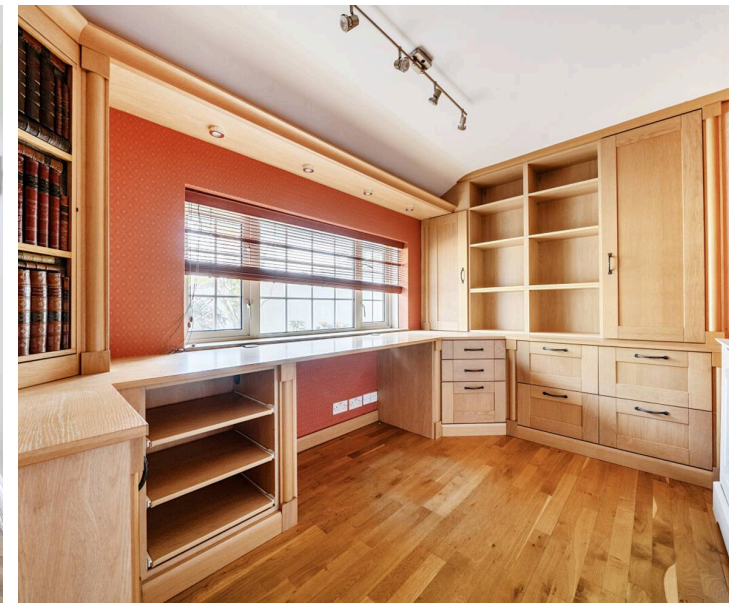
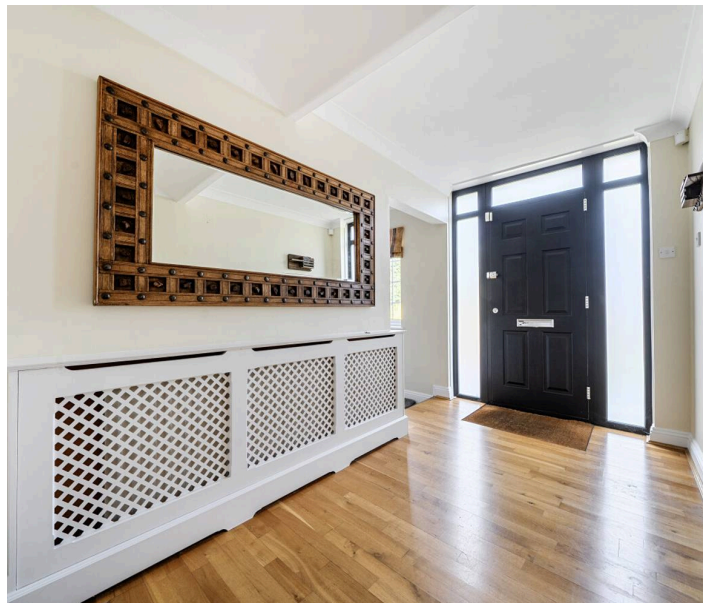
- Detached Character House
- Quiet Cul-De-Sac with Private Beach Access
- Entrance Hall with Study and WC
- Two Generous Reception Rooms
- Well Appointed Kitchen/Breakfast Room
- Principal Bedroom with En-Suite
- Three Further Double Bedrooms
- Family Shower Room
- Integral Double Garage and Block Paved Driveway
- No Forward Chain

Welcome to this charming four bedroom detached character house, tucked away at the end of a quiet cul-de-sac with private gated access to Aldwick Beach.

Step inside and you are greeted by a welcoming entrance hall, complete with a study, perfect for working from home or managing your day-to-day affairs plus a convenient WC and access to the double garage. The house offers two generous reception rooms, ideal for relaxing with family or entertaining guests. The sitting room has patio doors to the garden and a feature fireplace. The well appointed kitchen and breakfast room boasts cream shaker style units, a walk-in larder, a range cooker, and integral appliances, making it a joy for any home chef. Quality wood flooring runs throughout the living spaces, adding warmth and style.

Upstairs, the principal bedroom features its own en-suite and fully fitted bedroom furniture while three further double bedrooms share a sleek family shower room.

Private Estate Charge: We understand the private estate charge is approximately £100 p.a.











Denotes restricted
head height



Canons Close, Aldwick

Approximate Area = 2068 sq ft / 192.1 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 2424 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026.
Produced for Henry Adams. REF: 1516992

Step outside and you'll find yourself surrounded by lovely, private outdoor spaces. The garden is a great spot for summer barbecues or simply unwinding in the fresh air, with plenty of room for children or pets to play. Mature planting offers privacy. The real highlight is the private gated access leading directly onto Aldwick beach perfect for early morning walks or evening strolls by the sea.

The block paved driveway at the front ensures parking is never a problem, and the double garage provides even more space for bikes, paddleboards, or other outdoor gear. With its combination of spacious interiors, quality finishes, and unbeatable access to the beach, this house is a rare find in a sought-after location. Don't miss your chance to make it yours.

For added peace of mind, the property is offered with no forward chain, so you can move in with ease.

Canons Close is a delightful quiet cul-de-sac in Aldwick, ideally located for the beach. Aldwick is situated between the village of Rose Green with its local amenities and the seaside town of Bognor Regis with its beach and promenade, precinct shopping facilities, range of restaurants, cafes and bars and the mainline railway station to London Victoria. The Cathedral City of Chichester is approximately seven miles to the east with a further range of precinct shopping facilities and the renowned Chichester Festival Theatre.

What3Words [///washable.dolls.devoured](#)

Tenure: Freehold & Council Tax band: G

EPC Energy Efficiency Rating: D





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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.