



Sea Pines, 54 The Drive

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

Guide Price £1,595,000

Freehold

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HU1595 - 07/26

Features

- **Direct Beach Access**
- **Superb Sea Views From First Floor**
- **Unique Villa Style Residence**
- **5 - 6 Bedrooms (4 En-Suite Facilities)**
- **Stunning Front Line Plot in Idyllic Private Estate**
- **Lift Facility, Extensive Parking & Double Garage**
- **NO ONWARD CHAIN**
- **2,864.4 Sq Ft / 266.1 Sq M (Plus Garage & Outbuildings)**

Occupying an enviable front line position providing direct beach access and stunning sea views from the first floor, this truly unique Villa style residence is set within a generous mature secluded setting, with an extensive frontage and an approximately 160' established rear garden.

The property itself has been sympathetically and tastefully improved by the current owner occupiers to create highly versatile bright and airy accommodation spread over two floors, with the benefit of a lift and an easy-rise staircase.

Externally, there is secure on-site parking, carports, a detached double garage, well tended southerly rear gardens, Jacuzzi, outbuildings and an incredibly versatile former boathouse, which lends itself to a variety of uses including potential income stream.

The double glazed front door with natural light flank windows opens into an impressive entrance hall with bespoke lift to the first floor and a carpeted easy-rise staircase with glazed balustrade and a walk-in under-stair storage cupboard with cloaks hanging space. Replacement internal doors lead to the kitchen/breakfast room, living room, two ground floor bedrooms and ground floor cloakroom which has an enclosed cistern wc and wash basin with storage under.

The kitchen/breakfast room has been designed and installed by Kitchenhaus with a high quality range of units and work surfaces incorporating a feature central island with modern 'Bora' induction hob with integrated filter, integrated eye level Neff self cleaning twin oven/grill with adjacent integrated multi-function Samsung oven/air fryer/steamer oven and integrated Neff microwave below, integrated dishwasher, 1 1/2 bowl sink unit with Quooker tap, integrated full height larder fridge and freezer with adjacent Samsung American style plumbed fridge/freezer with water/ice dispenser, integrated wine cooler, along with a large triple glazed window to the front with bespoke plantation shutters and a double fronted cupboard housing the mains fed pressurised hot water cylinder and modern gas boiler. From the kitchen, a door leads to the side into an adjoining hallway/vestibule, while the kitchen itself flows through to the open plan dining room which has a window to the rear with plantation shutter. The dining room flows through to the open plan living room, which has a feature fireplace with recessed gas stove. To the rear of the living room is the open plan sitting area/sun room, with two sets of folding doors opening the rear of the property to the garden. The side hallway/vestibule area has a double glazed door to the front of the property, a step down and door to the principal ground floor bedroom suite and a part glazed door to a rear utility room, which has fitted cupboards and a double glazed door providing access to a delightful pitched roof secluded orangery, which in-turn provides access into the garden.



The ground floor principal bedroom suite boasts a large bedroom area with two windows to the front and natural light skylight, with a door providing access into the en-suite shower room, with shower enclosure with fitted shower, oval wash basin with storage under, enclosed cistern w.c, ladder style heated towel rail and natural light skylight.

The second ground floor bedroom suite boasts a generous double bedroom with window to the rear and door to an adjoining en-suite bathroom, with bath with shower over and fitted shower screen, enclosed cistern wc, bidet, wash basin with storage under, heated towel rail and window to the side. The third ground floor bedroom suite is a good size single room/small double, which lends itself to a multitude of uses (home office/hobbies room) and has a window to the front and an en-suite shower room with shower enclosure with fitted shower, enclosed cistern wc, wash basin with storage under and heated towel rail.

The first floor can be accessed via the staircase with high level natural light window to the front, which leads to a landing with access hatch to the loft space and doors to the three first floor bedrooms and bathroom or via the lift from the entrance hall, which leads out into a dressing room/landing with window to the side, fitted mirror fronted wardrobes and doors to the versatile principal first floor bedroom/sitting room, a shower room with shower enclosure with fitted shower, enclosed cistern wc and wash basin with storage under and heated towel rail, with an adjacent separate cloakroom with enclosed cistern wc, wash basin with storage under, heated towel rail and window to the front.

The principal bedroom/sitting room has a feature Italian hand carved white marble fireplace, windows and French doors with plantation shutters to the rear, leading out to a delightful southerly sun terrace with balustrade, which enjoys superb sea views over the well tended rear garden. The first floor also boasts two versatile additional bedrooms (front and rear) with a superb bathroom between, which boasts a free-standing roll top bath with central mixer tap/shower attachment, wash basin inset into surround with storage under, enclosed cistern wc with storage over, bidet, heated towel rail and window to the side.



To arrange a viewing contact 01243 267026







Sea Pines enjoys an enviable position with its Southern boundary directly on the English Channel. According to the registered title, this boundary is the high water mark of medium tides as it exists.



Main area: Approx. 266.1 sq. metres (2864.4 sq. feet)

Plus garage: approx. 10.9 sq. metres (117.9 sq. feet)
Plus total house: approx. 17.8 sq. metres (191.5 sq. feet)

This plan has been prepared 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 floors, windows, doors, and other items are approximate. The responsibility is taken for any error, omission, or misstatement.



Externally, the property sits well back from the road with an extensive frontage behind double gates, creating secure on-site parking for numerous vehicles, along with a double carport, single carport and detached double garage/workshop with electrically operated vertical door.

The rear garden is again a stunning feature of this delightful house with a generous terrace, a decked terrace housing an enclosed Jacuzzi, expanse of lawn with central pathway with natural hedgerow screening to both sides providing privacy from neighbouring properties, pathway to the rear with central solar water fountain, summer house with power and light, additional timber store, while steps rise to an elevated rear section of garden, which provides direct access to the beach via a gate and access to the boat house/studio, which again lends itself to a variety of uses, with French doors to the beach side, two windows to the side (all with fitted plantation shutters), along with a shower room with shower enclosure with electric shower, pedestal wash basin, close coupled wc, heated towel rail and window to the rear.

Private Estate Contribution: £437.00 p.a (2025 - 2026)

Council Tax: Band £4030.63 p.a. (Arun District Council / Aldwick 2026 - 2027) **Current EPC Rating:** TBC

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.

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