



1 Wychwood Walk, Craigweil

Guide Price £700,000

 Henry Adams
estate agents



1 Wychwood Walk

- Detached Georgian Style Residence
- Exclusive Private Estate
- 3 Reception Rooms
- Large Conservatory
- Cloakroom and Utility Room
- 4 Bedrooms
- Principal Bedroom with En-Suite Bathroom & Dressing Room
- Garage & Large Garden
- Front Driveway Parking
- No Onward Chain

An impressive four bedroom detached Georgian style residence situated within the exclusive Craigweil private estate, offering a rare opportunity to acquire a distinguished family home with no onward chain.

The property welcomes you with a spacious entrance hall that sets the tone for the elegant interiors found throughout. The front door to the house has windows to either side and opens to the wide entrance hallway with tiled floor, attractive double doors to the reception room, with an under stairs storage cupboard and leading to all ground floor rooms. The main reception room is an elegant double aspect room with casement windows to front of house and a trifold door opening to the conservatory to the rear. It benefits from laminate wood flooring, built-in shelving, storage units and a feature fireplace. The study has a large casement window giving plenty of light and 2 built-in desks.

Private Estate Charge: We understand the annual estate charge is currently £380 (2025/2026).

Tenure: Freehold & Council Tax band: F

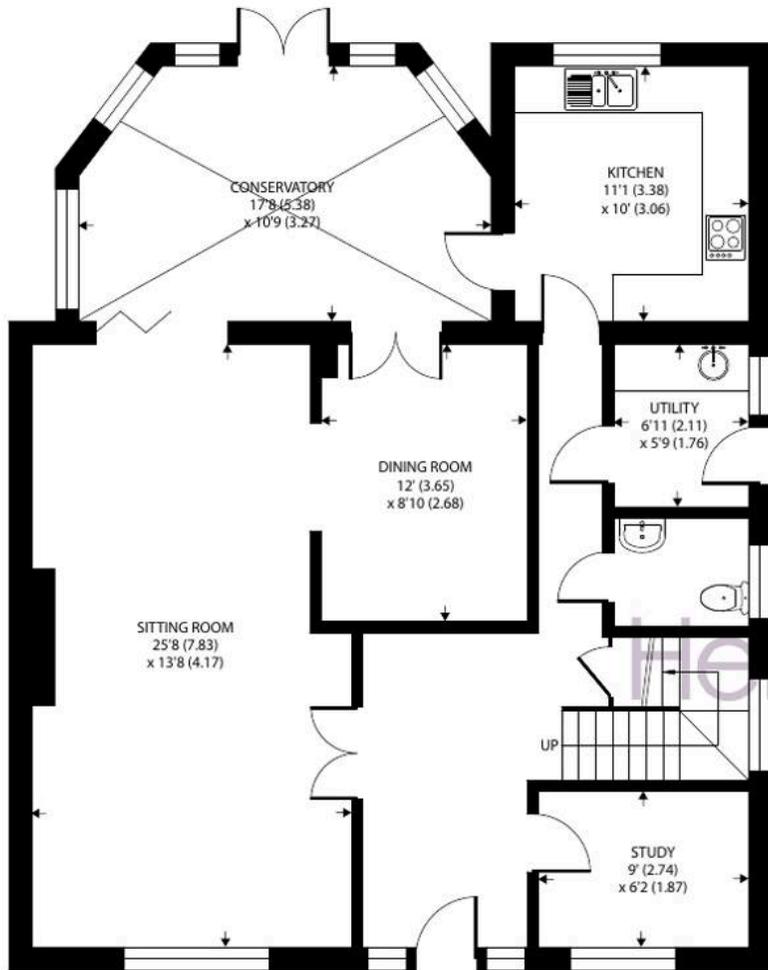
EPC Energy Efficiency Rating: D







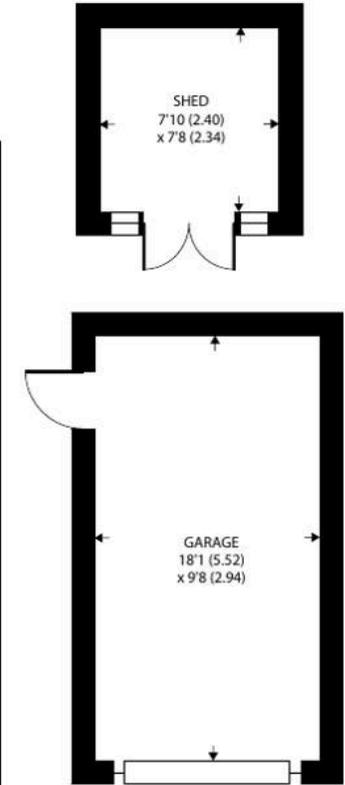




GROUND FLOOR



FIRST FLOOR



Wychwood Walk, Bognor Regis

Approximate Area = 1894 sq ft / 175.9 sq m

Garage = 175 sq ft / 16.2 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 2129 sq ft / 197.6 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). © natchecom 2026. Produced for Henry Adams. REF: 1408402

The kitchen has a comprehensive range of wooden wall and base units with wooden worktops, built-in hob with extractor above and built-in double oven, double sink and space for separate fridge and freezer. It has a tiled floor and half glazed door opening to the conservatory. The dining room also opens onto both the reception room and the conservatory and has a wood laminate floor. The large conservatory has a tiled floor, glazed roof and French doors opening to the garden. Also on the ground floor are a cloakroom and a utility room which has matching fitted wall and base units with space for washing machine and further fridge/freezer, and a half glazed door opening to the side of the house.

Stairs lead up to a wide landing with a large airing cupboard and leading to all first floor rooms. The principal bedroom is generously proportioned, double aspect and benefits from an en-suite bathroom and a well-appointed dressing room. Three additional bedrooms offer ample accommodation for family or guests, all benefiting from large windows allowing plenty of natural light. A family bathroom completes the first floor accommodation.

Additional features include a garage and front driveway parking, ensuring ample space for vehicles and a good size westerly facing garden. This exceptional property is a superb choice for discerning buyers seeking a spacious and refined home in a sought-after private estate location.

Craigweil on Sea is a prestigious private marine estate, known locally for its Royal connections with King George V's visit whilst convalescing in 1929. When the development first commenced, it was very much aimed at town dwellers seeking a quality seaside residence and the retired wishing to reside in a peaceful neighbourhood. Today, however, it is probably best described as 'One of the best kept secrets along the South Coast'.

What3Words ///amounting.taps.sifts





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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.