



3 Clock House, Kingsway, Bognor Regis

Guide Price £600,000



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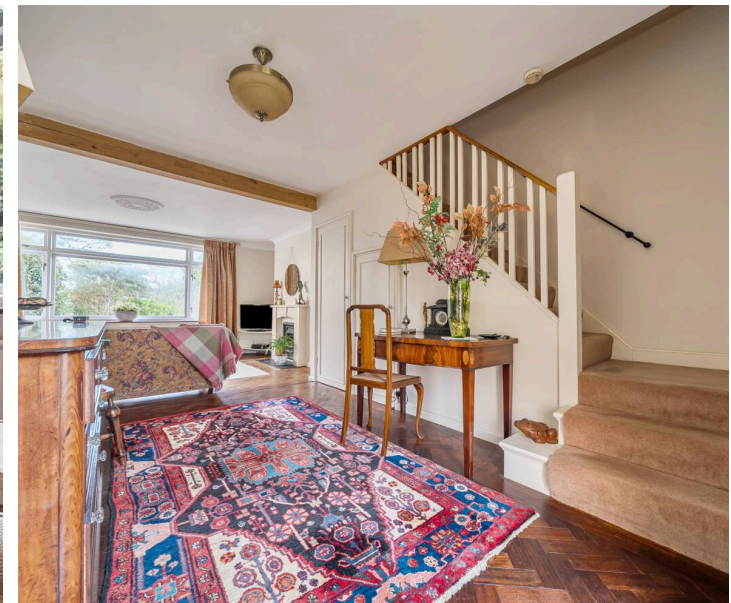
- Charming Mews Style Cottage
- Private Marine Estate in Aldwick
- Open Plan Hallway/Sitting Room with Fireplace
- Galley Kitchen and Dining Room
- Ground Floor Bedroom with Patio Doors to the Garden
- Ground Floor Bathroom plus Separate WC
- Snug/Bedroom 4
- 2 Double Bedrooms and En-Suite Shower Room
- Pretty South Facing Garden plus Additional Parking
- Garage and Gravelled Parking Area

Welcome to this charming four bedroom mews-style cottage, tucked away within the sought-after Craigweil Private Marine Estate in Aldwick.

The property is part of a unique conversion of the former stable block, now known as The Clock House, and is full of original character features including beautiful woodblock flooring and a feature fireplace. The impressive hallway has stairs to the first floor and is open plan to the sitting room with a large picture window overlooking the garden.

The galley kitchen, with integral appliances leads through to a dedicated dining room, perfect for family meals or entertaining friends with patio doors opening onto the garden.

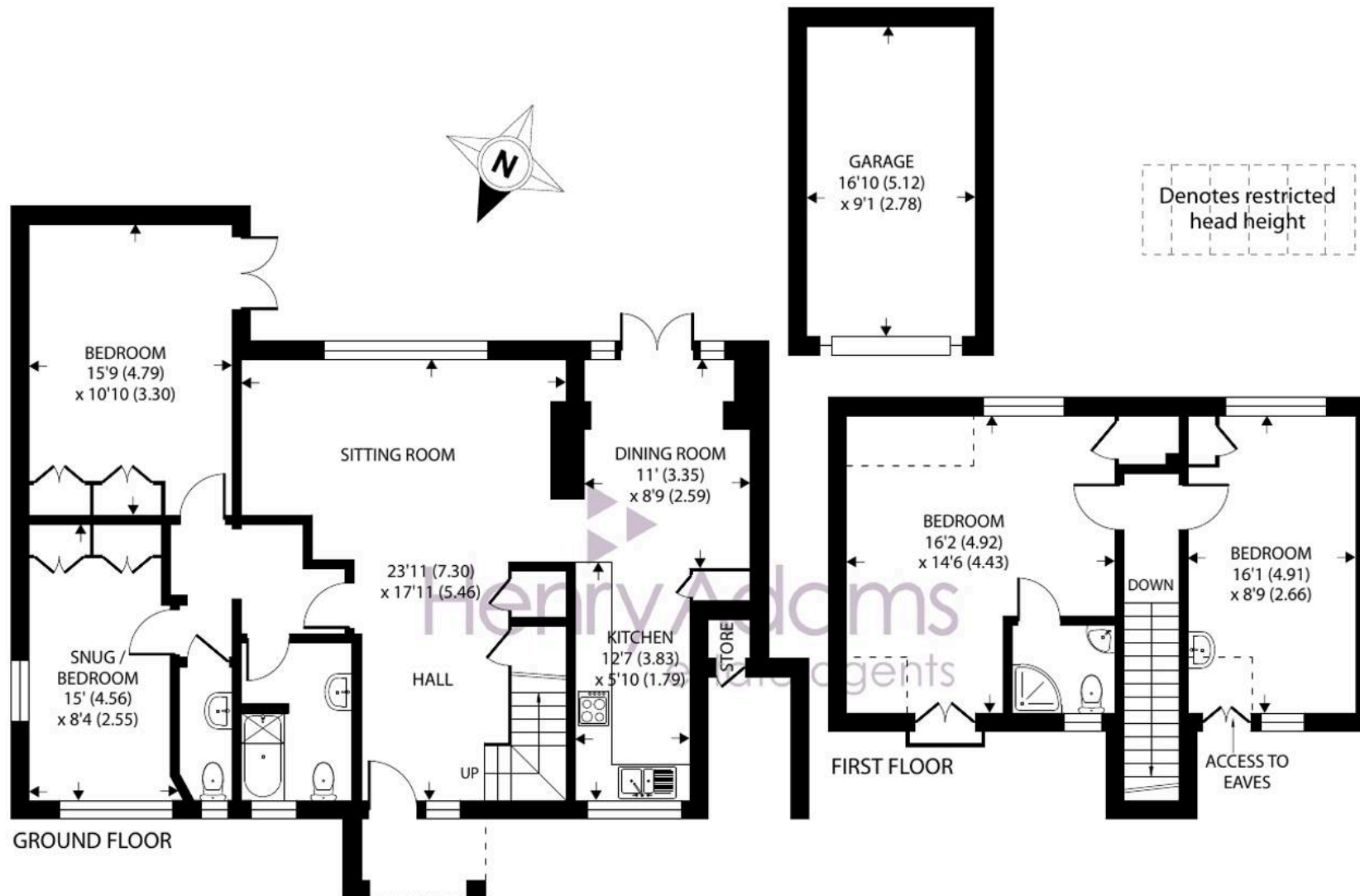
On the ground floor, you'll find a versatile bedroom with fitted wardrobes and patio doors, a bathroom, and a separate WC, offering flexibility for guests or multi-generational living. There is also a cosy snug which can serve as a fourth bedroom or a quiet retreat.











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Approximate Area = 1419 sq ft / 131.8 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 1618 sq ft / 150.2 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). © ntechcom 2026. Produced for Henry Adams. REF: 1432405

Upstairs, two generous double bedrooms are complemented by an en-suite shower room, ideal for guests.

The south facing garden has a patio area adjacent to the property, lawned area with established trees and shrubs and an additional gravelled parking area. The property also benefits from a garage and a gravelled parking area, providing ample space for vehicles. Residents enjoy a private walkway leading directly to the beach ideal for morning strolls or sunset walks.

This is a rare opportunity to secure a characterful home with a warm, welcoming feel in a peaceful coastal setting, just moments from the shoreline and local amenities. We are offering this property with No Forward Chain.

Clock House is in a much sought-after private estate backing directly on to the beach. Bognor Regis town centre is less than 2 miles away for immediate conveniences, restaurants and activities. The cathedral city of Chichester is only 6 miles away offering excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival.

What3Words [///trio.shirts.crust](http://trio.shirts.crust)

Estate Charge: We understand the estate charge is currently £337 p.a.

Tenure: Freehold & Council Tax band: E

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.