



Roysters, 19 Kingsway

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

Price £1,150,000

Freehold

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WE1195 - 05/26

Features

- **Superbly Appointed Detached Residence**
- **Highly Sought After Private Estate Setting Close To The Beach**
- **Incredibly Versatile Accommodation With Annex Potential**
- **5 Potential Bedrooms & 4 WCs In Total**
- **Extensive On-Site Parking & Garage, Generous Gardens**
- **No Onward Chain**
- **2,146.1 Sq Ft / 199.4 Sq M (Plus Garage)**

Occupying an enviable position within the highly sought after Craigweil Private Estate which provides residents private access to the beach, this superbly appointed detached residence has been tastefully and sympathetically improved by the current owners with the potential of incorporating a generous single storey annex.

The incredibly deceptive accommodation comprises: entrance hall, ground floor cloakroom/wc, living room leading to a family room at the rear, separate dining room, kitchen with breakfast room, separate utility room, additional entrance and boot room, inner hallway, ground floor double bedroom with en-suite shower room, store room (potential shower room/w.c), home office/hobbies room, first floor landing, three first floor bedrooms, modern bath/shower room and additional separate wc (4 wcs in total).

Combining modern comforts such as an updated gas central heating system (radiators), double glazing and updated electrics throughout, modern integrated appliances to the kitchen and refitted sanitary ware with authentic characteristic features from its origins, this delightful bright and airy home really must be viewed to fully appreciate everything on offer. In addition, the property boasts a rear balcony/terrace accessed from the principal bedroom, a generous frontage, attached garage and superb fully enclosed rear garden with garden studio/office (currently without power).

A storm porch protects the double glazed front door which leads into a welcoming entrance hall with obscure windows to both sides, feature exposed herringbone parquet flooring, easy-rise staircase to first floor with glazed balustrade, under-stair recess and modern internal doors to the main sitting room, separate dining room, kitchen and ground floor cloakroom which has a modern close coupled wc, corner wash basin and extractor.

The separate dining room lends itself to many uses and has a window to the front and exposed wood flooring.

The kitchen has been tastefully updated and boasts a range of base, drawer and wall mounted units complemented with marble effect work surfaces and splash-backs, integrated Bosch induction hob with oven under and feature hood over, pull out pantry rack, integrated fridge and freezer, full size dishwasher, extractor, Bosch microwave and square open plan walkway to the rear to the breakfast room, which opens out to the rear garden via a pair of French doors, along with further fitted units and work surfaces incorporating wine rack and chiller.





A glazed door from the kitchen leads to the side to the adjoining inner hallway and open plan utility room, which has a window to the side, further fitted units with marble effect work surfaces, a second sink unit, additional integrated fridge and freezer, a washing machine and cupboard housing the wall mounted updated gas boiler.

The inner hallway leads to a ground floor double bedroom/reception, a door to the side providing access into the rear garden, a storage room with window to the side (with potential for an additional shower/wet room if annex accommodation is required), a door to the home office/hobbies room and a glazed door to a boot room with double glazed door to the front and coat hanging space. The home office/hobbies room has two large windows to the side.

The ground floor bedroom is a good size double room with window to the rear and door, suitable for wheel chair access, to an en-suite shower room with glazed shower enclosure with fitted shower, close coupled wc, pedestal wash basin and window to the side.

The bright and airy first floor landing has a window to the front, exposed floor boards, access hatch to the part boarded loft space with fitted ladder, doors to the three bedrooms, bathroom and separate wc.

Bedroom 1 is the principal large, bright dual aspect room with window to the front, exposed floorboards and double glazed door with flank windows to the rear providing access onto a delightful decked sun terrace/balcony with balustrade.

Bedroom 2 is also a double room and has a window to the front, small window to the side and exposed wood flooring. Bedroom 3 is positioned at the rear of the property with a window to the rear and side, exposed floor boards and built-in cupboard housing the mains fed pressurised hot water cylinder.

The bathroom has been tastefully refurbished and boasts a white suite of modern free-standing bathtub with central mixer tap/shower attachment, shower enclosure with dual shower, enclosed cistern wc, circular table top wash basin with storage under, ladder style heated towel rail, tiled splash-backs and flooring and a window to the rear.

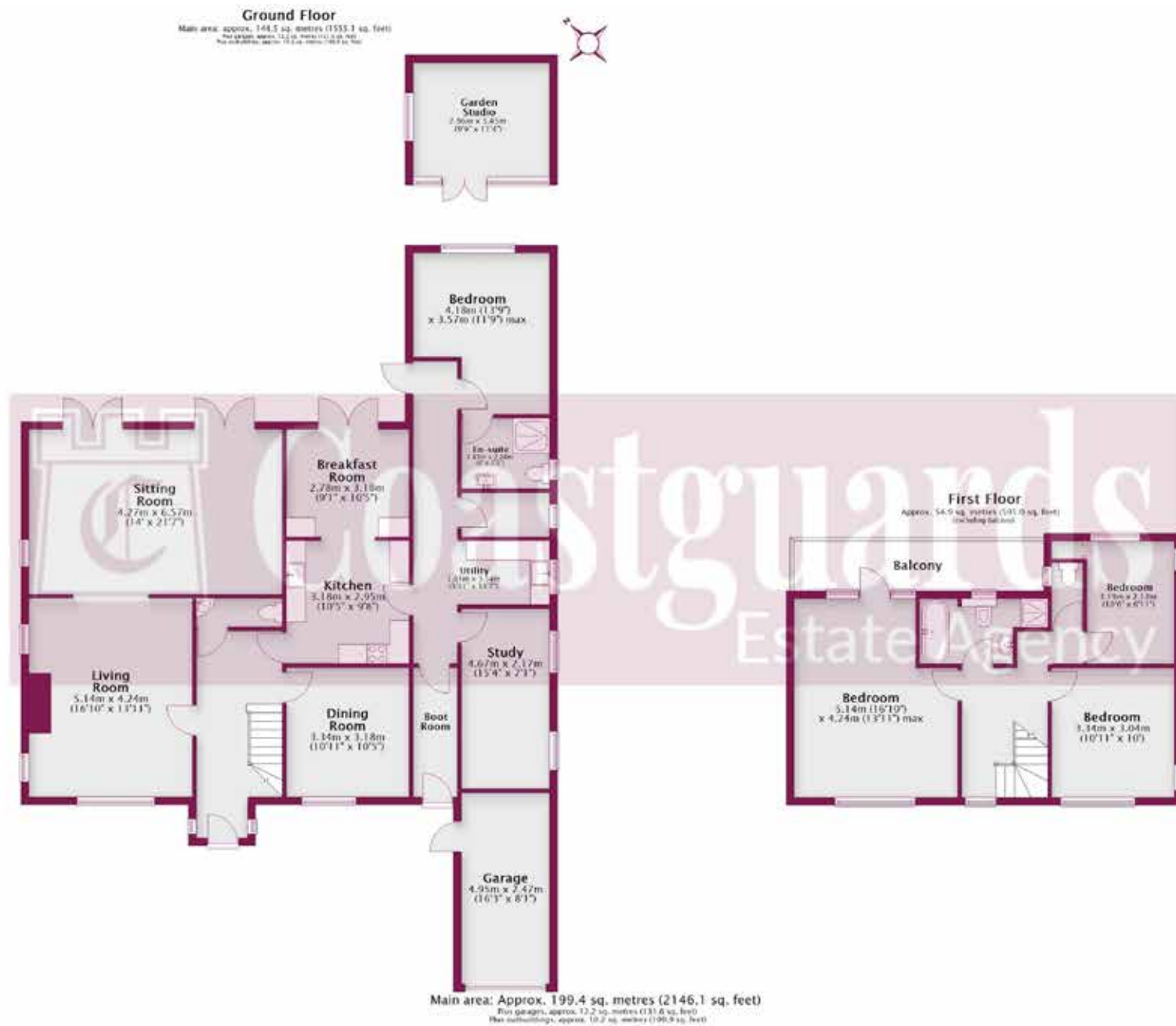
Adjacent to the bathroom is a separate wc with wall mounted wash basin, tiled flooring and window to the side.

Externally, the property sits behind a walled front boundary with a generous gravel driveway providing on-site parking for several vehicles with shaped areas of lawn and an array of established trees and shrubs. The garage has an up and over door at the front, door to the side and power and light. The rear garden is a real feature of this superb home being predominantly laid to lawn with a stone/ beach effect entertaining area accessed from the living room, kitchen and inner hall, a decked area with covering for a hot tub and storage area, Tiki hut with power and heating providing outdoor dining for up to six. Surrounding the secluded garden there are shaped beds and well stocked borders, at the rear there is a garden studio/office (currently without power) which lends its to a variety of uses. There is a generous area to one side of the property, suitable for housing two storage sheds and/or a boat with secured double gates giving access to the front of the property. The other side of the house offers easy access to and from the garden to the front with secure wide gate access.

Current EPC Rating: C (70) **Craigweil Private Estate Contribution:** £416.00 p.a (2025 - 2026) **Council Tax:** Band F £3493.21 p.a. (Arun District Council/Aldwick 2026-2027)







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