



Craigweil Lane

Aldwick, Bognor Regis, West Sussex PO21 4AN

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Property Features

4 bedrooms
2 Bathrooms (1 en-suite)
Spacious landing with plenty of natural light

Reception Hall/Inner Lobby, Cloak room/wc
Superb Kitchen/Dining room, Utility room
Impressive double aspect Sitting room
Triple aspect Conservatory

Outside

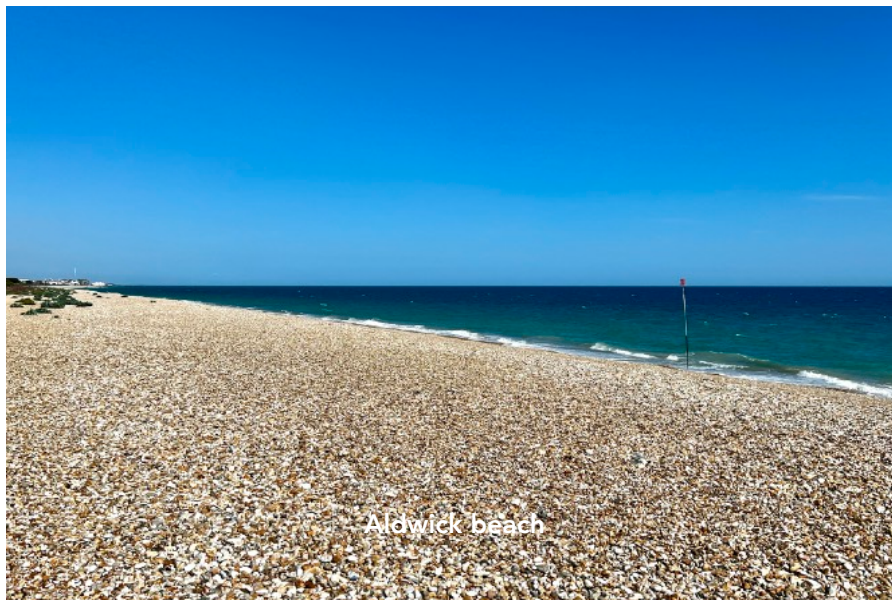
Front garden with driveway and parking area
for at least three vehicles in front of two Garages
Delightful private rear garden

Walking distance to shops and moments from the beach

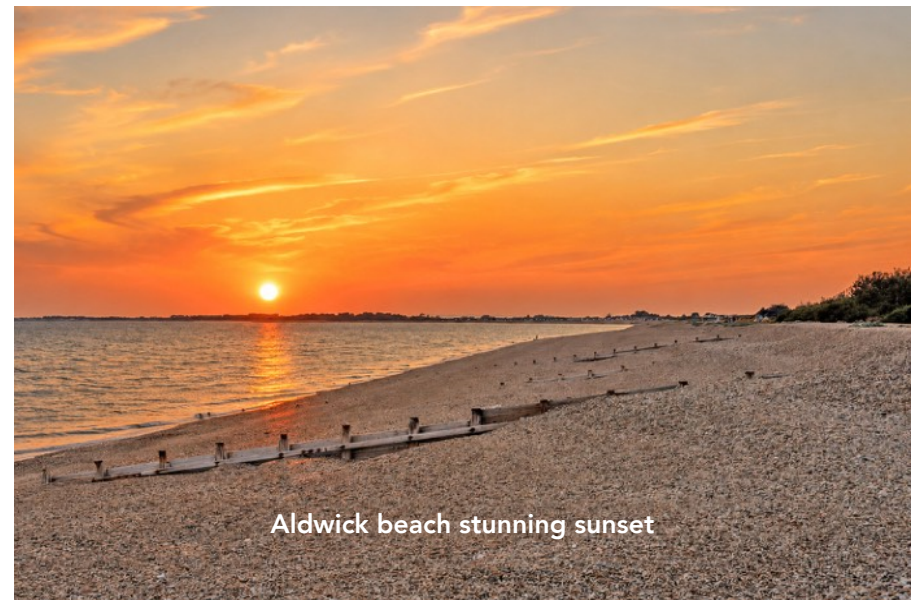
Craigweil Lane

Aldwick, Bognor Regis

A superbly appointed spacious detached house, comprising: 4 bedrooms and 2 bathrooms (1 en-suite), with a light and airy atmosphere throughout and a beautiful well stocked private rear garden with a driveway parking area for at least three vehicles in front of two garages, well located within walking distance to the local shop and moments from the beach.



Aldwick beach



Aldwick beach stunning sunset

THE PROPERTY

This superbly presented and spacious detached house with a comfortable atmosphere and accommodation of excellent proportions, is ideal for a family and entertaining with plenty of natural light throughout. There is a welcoming reception hall leading to a further hall with a cloakroom/wc and two doors opening into the L-shaped sitting room with a door into the large triple aspect conservatory.

From the hall a door opens into the kitchen/dining room with a range of wall and base units and worktops, double oven and hob and dishwasher. There is a separate utility room with sink worktops and cupboards. The dining area has double French doors opening out onto the terrace with lovely views over the beautifully landscaped private rear garden.

A staircase from the hallway rises to the spacious first floor landing and doors lead to three double bedrooms and fourth bedroom/study, one with ensuite shower rooms/wc.



**A sumptuous comfortable
light and airy atmosphere**

"Moments from the Beach"













ALDWICK VILLAGE & CHICHESTER

Aldwick is a highly regarded beach front village with a nearby selection of shops catering for everyday needs and located about 6 miles south of Chichester with its thriving community in the city and surrounding villages. Much of the shopping centre is accessed through level pedestrianised areas, leading to the beautiful Cathedral founded in 1075. Much of the city centre was built during the Georgian and Victorian eras and has beautifully kept parks and 'The Ship Canal' from the city Basin is navigable for about two miles by canoe and rowing boats and there is a further two miles of walks beside the canal leading to both Chichester and Birdham Marinas. About a mile from the city centre there is the Nuffield Hospital (private) and NHS St Richard's Hospital. There are a variety of amenities including: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club, a wide choice of restaurants. There's an excellent choice of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, The Prebendal School, Westbourne House, Great Ballard, Chichester College, Slindon College, Lancing College and Portsmouth Grammar school. Chichester has the renowned Pallant House Gallery and Internationally renowned Festival Theatre and other amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles. Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins) and Barnham train station links to London Victoria approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 20 miles west, connecting to the M25 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (20 miles) and both cities provide ferry services to the Isle of Wight, Channel Isles and Europe. All times are distances are approximate.





GARDENS & GROUNDS

The property is located in a residential road within easy reach and walking distance of the beach, approached over a brick paved driveway on a good frontage. The driveway provides parking for at least three vehicles in front of a double garage and flanked by neat lawned gardens. A spectacular feature of the property is the beautifully landscaped rear garden with a variety of shrubs, trees and flower beds and well kept expanse of lawn and patio area, all of which offers an excellent degree of privacy.

Beautifully landscaped private rear garden





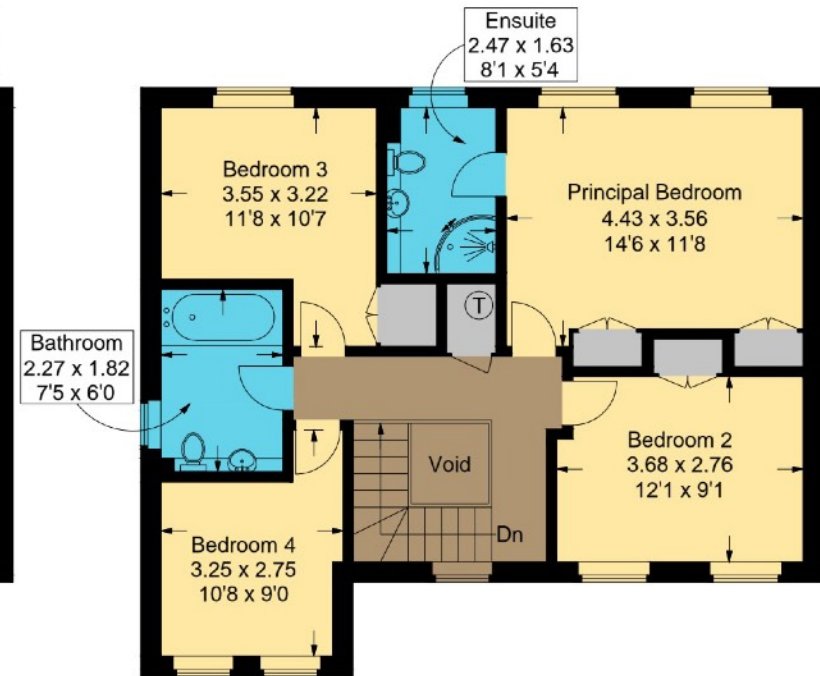
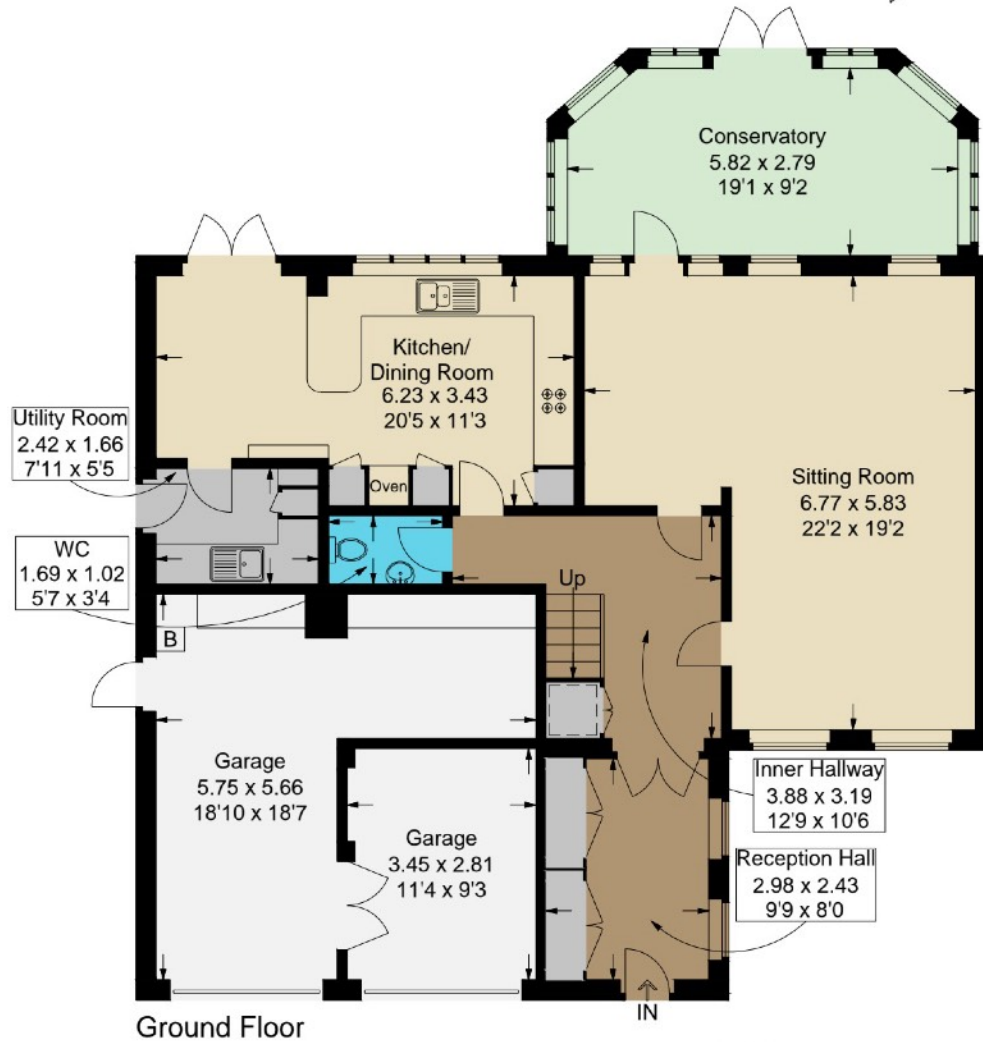
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Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 200.7 sq m / 2160 sq ft



[] = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



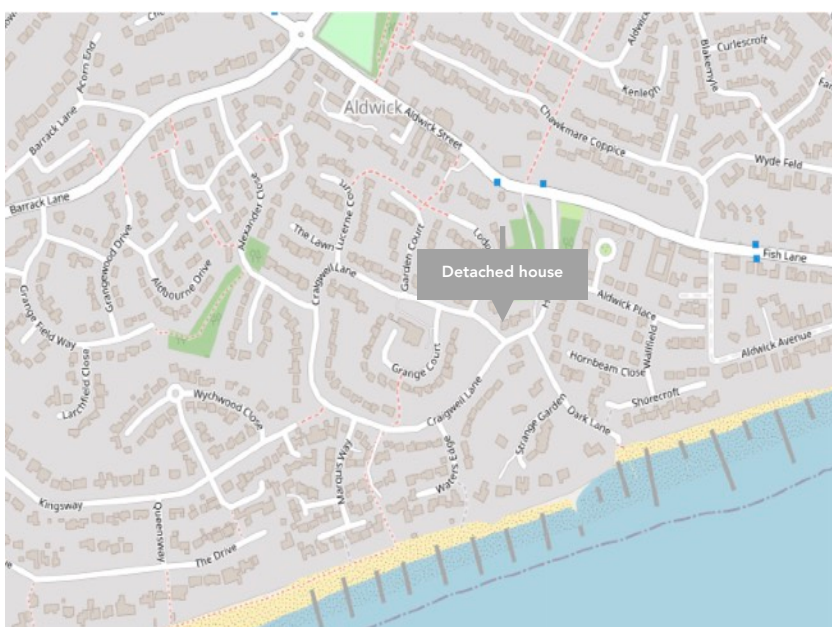
Goodwood Revival



Chichester Marina



Chichester harbour



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its excellent sailing amenities, country pursuits and many attractions in the area including: the Goodwood Festival of Speed and Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. There are golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering, miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. The RSPB nature reserve is situated at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, with several thousand moorings, over 10,000 registered vessels and thousands of berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House and Goodwood House.

SERVICES: Mains electricity, water, gas and drainage.

EPC Rating: D Council Tax Band: F 2026/27 £3,493.21

ALDWICK GRANGE PRIVATE ESTATE:

Year 2026 Reviewable Annual fee £135

Tenure: Freehold

LOCAL AUTHORITY: Arun District Council: 01903 737500

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Viewing by Appointment

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