



Shore Cottage, 66 The Drive

Craigweil Private Estate | Bognor Regis | West Sussex | PO21 4DT

Offers Over £1,000,000

Freehold

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CH100 - 02/26

Features

- **Detached 4 Bedroom Residence**
- **Enviably Front Line Position with Direct Beach Access**
- **Superb Southerly Sea Views**
- **Enormous Scope & Potential To Improve**
- **NO ONWARD CHAIN**
- **2,069.8 Sq Ft / 192.3 Sq M**

Offered for sale with no onward chain, this charming detached 1930's residence occupies an enviable front-line position within the highly sought after Craigweil Private Estate, with direct beach access and southerly sea views from the principal rooms. The accommodation comprises hallway, ground floor cloakroom/wc, kitchen/breakfast room, living room, separate dining room, first floor landing, four double bedrooms (all with southerly sea views), en-suite shower room to bedroom 1, versatile box room and generous family bathroom. The property also offers double glazing, a gas heating system via radiators, oversized garage with utility area and well-tended established gardens with the rear garden measuring in excess of 100ft with direct access to the private beach.

An arched front door opens into the entrance with built-in cloaks cupboard housing the electric meter and consumer unit. A step rises to the hallway which has natural light windows to both sides and a feature easy-rise carpeted staircase to the first floor, with two natural light windows to the front. Glazed casement style doors lead to the living room and separate dining room, while further doors lead to the kitchen/breakfast room and ground floor cloakroom, which has a close-coupled wc, wash basin with storage under, tiled walls and window to the front.

The kitchen/breakfast room has a window to the front, fitted units and work surfaces, integrated 4 burner gas hob with concealed hood over, integrated 1 1/2 oven/grill with adjacent store cupboard housing the modern wall-mounted gas boiler, space and plumbing for a dishwasher, space for a fridge/freezer, serving hatch to the dining room, door to the garage and patio doors to the rear providing access into the southerly rear garden.

Adjacent to the kitchen is the separate dining room with bespoke fitted storage units into arched alcoves and a sliding double-glazed door with flank double-glazed panelling, with awning over, to the rear providing access onto a sun terrace and southerly rear garden.

The living room is a triple aspect room with feature Adams style fireplace with recessed coal effect gas fire, windows to the side and front and double-glazed sliding door with flank double-glazed panelling, with awning over, to the rear providing access into the southerly rear garden and sun terrace.

The first floor landing has natural light windows to the front, a useful built-in shelved storage cupboard with light housing an additional consumer unit, built-in airing cupboard housing the lagged hot water cylinder with slatted shelving and light, additional shelved linen cupboard and a further corner shelved storage cupboard. Doors lead from the landing to the four bedrooms, box room and family bath/shower room.





The principal bedroom suite has an inner lobby area with large access hatch to the loft space with fitted ladder, door to the en-suite shower room and doorway to the main bedroom area, which has built-in wardrobes a window to the rear with southerly sea views over the rear garden. The en-suite shower room has a window to the front, oversize shaped shower enclosure with fitted shower, shaped wash basin with storage under, close coupled wc, tiled walls and ladder style heated towel rail.

Bedrooms 2, 3 and 4 are all positioned at the rear of the property, all benefiting from delightful southerly sea views over the rear garden and all with fitted/built-in wardrobes/storage cupboards. In addition, to the four bedrooms there is a versatile box room with a window to the front which lends itself to a multitude of uses. The family bath/shower room is of a good size with windows to the front and side, a corner shower cubicle with fitted shower, panelled bath, oval wash basin inset into surround with storage under, close coupled wc, bidet, tiled walls and ladder style heated towel rail.

Externally, the property is approached via a five bar gate leading into a generous gravel driveway providing secure on-site parking for several cars. The frontage boasts established shrubs, trees, beds and borders, along with lawn areas either side of the central driveway. The oversize garage has an electrically operated vertical roller door at the front, two windows and door to the rear, butler style sink unit, water softener, power, light and a utility area on a raised plinth with work surface and wall mounted units, along with space and plumbing for a washing machine, dryer and further under-counter appliance.

A brick arch with metal gate leads to a pathway to the side of the property, in-turn leading into the well tended, established southerly rear garden, which boasts a generous lawn with well stocked beds and borders, mature trees, shrubs and hedges. At the rear of the garden there is a purpose built store/summer house with fitted shower. A gate at the rear leads directly onto the private beach.



To arrange a viewing contact 01243 267026

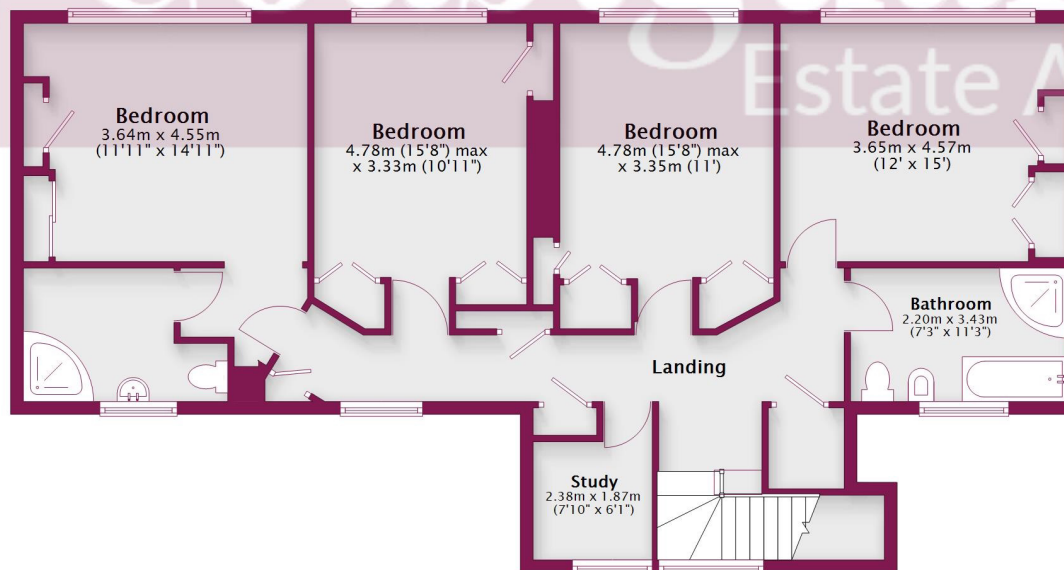
Ground Floor

Main area: approx. 82.2 sq. metres (885.1 sq. feet)
Plus garages, approx. 25.0 sq. metres (269.2 sq. feet)



First Floor

Approx. 110.1 sq. metres (1184.8 sq. feet)



Main area: Approx. 192.3 sq. metres (2069.8 sq. feet)

Plus garages, approx. 25.0 sq. metres (269.2 sq. feet)

This plan has been produced 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 doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



Private Estate Contribution: £444.00 (July 2025 - End June 2026)

Council Tax: Band F £3,328.70 p.a. (Arun District Council / Aldwick 2025 - 2026)

Current EPC Rating: 58 (D)

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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