



Craigweil Lane
Aldwick, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An immaculately presented detached home in a sought-after private residential estate, moments from the beach

Craigweil Lane is the perfect location for easy access to the shoreline, with the property occupying a corner-plot position and offering an elegantly-presented, modern family home with four-bedrooms. The generous accommodation has neutral décor providing a calming living environment, with neatly-landscaped gardens offering a secluded, outdoor sanctuary.



**2/3
RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**DOUBLE
GARAGE**



GARDEN



FREEHOLD



**CLOSE TO
BEACH**



1,756 SQ FT



**GUIDE PRICE
£750,000**



The property

With red-brick elevations and generous rooms, the property has an appealing modern architecture and light-filled, well-designed interior presentation.

A spacious vestibule has a wall of fitted cupboards providing huge amounts of useful storage, and with ceramic tiled flooring for modern practicality. Glazed double doors open into the reception hall, which gives access to a very generous sitting room where a modern fireplace provides a warming ambience and a pleasing focal point. An internal door provides a connection to the adjoining conservatory, providing views and French doors to the garden. Fitted with an excellent range of contemporary wall and base level cabinetry, the beautifully fitted kitchen features stone work surfaces and integrated appliances, with a curved unit creating a subtle divide to a dining area and a further set of doors to the garden. Ancillary space is provided by an adjacent utility room which offers additional storage and a hide-away for domestic appliances.

The immaculate presentation continues on the first floor where the galleried landing gives access to the four bedrooms and a smart, fully-tiled family bathroom with shower over the bath-tub. The principal room benefits from a well-appointed en suite shower room with corner cubicle and vanity unit storage.

Outside

There are areas of well-maintained lawn to the front and side of the property, with a wide expanse of paved driveway providing parking for several cars and leading to the double garage, one of which is split to provide a workshop. Neatly trimmed shrubs, specimen trees and architectural plants create visual appeal at the front of the property with a gate alongside the garage providing a route directly to the back garden. A good size paved terrace adjoins the house offering opportunities for al fresco dining, entertaining and relaxation, with steps rising to an area of lawn which is framed by attractively planted borders.



Location

The Craigwell Private Estate is a prestigious residential setting, residents enjoy its tranquil environment and access to a lesser-known section of the beach, offering the perfect coastal escape. This semi-private estate is well maintained, with wide roads and established trees and greenswards. There are independent shops at Aldwick, with Rose Green having further shops, a doctors surgery, library and community centre. Scenic and peaceful Pagham Nature RSPB Reserve is close by and is an important wetland site for wildlife. Regular rail services to London and the coast are available at Chichester and Bognor Regis and road-users are within easy reach of the A27 and for links to the A3 and the A24. The Cathedral City of Chichester offers a range of shopping, leisure and cultural facilities, including the renowned Festival Theatre and Pallant House Gallery. Goodwood to the north provides motor and horse-racing enthusiast with an events calendar and the South Downs National Park offers miles of walking, cycling and bridleway routes through stunning countryside. Well-regarded schooling in both the state and independent sectors are available.

Distances

- Aldwick Beach 320 metres
- Rose Green 1.2 miles
- Chichester 6 miles
- Portsmouth 22 miles
- London Gatwick Airport 47 miles

Nearby Stations

- Bognor Regis
- Chichester

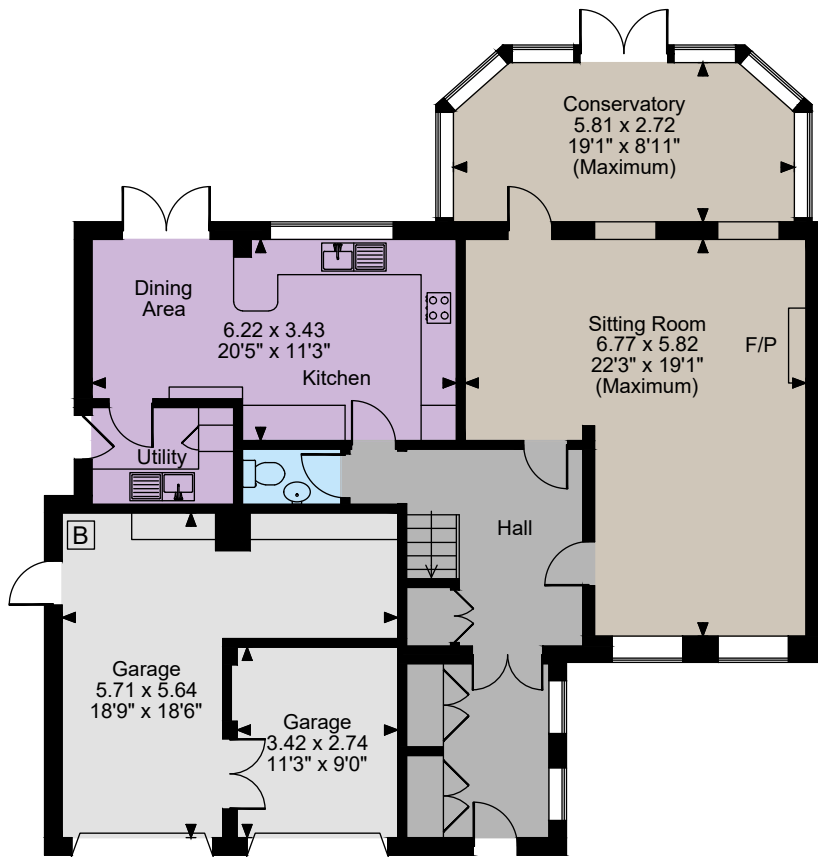
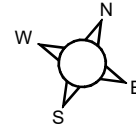
Key Locations

- Chichester Festival Theatre
- The Goodwood Estate
- Pagham Nature Reserve
- South Downs National Park

Nearby Schools

- Rose Green Infant & Junior Schools
- Westbourne House
- Prebendal School
- Portsmouth Grammar

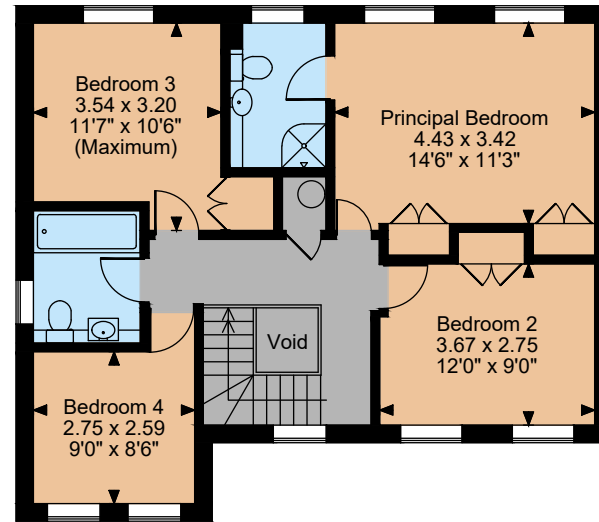




Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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First Floor



Floorplans

House internal area 1,756 sq ft (163 sq m)
 Garage internal area 311 sq ft (26 sq m)
 Total internal area 2,067 sq ft (192 sq m)
 For identification purposes only.

Directions

PO21 4AN ///what3words: elite. listed.pine

General

Local Authority: Arun District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Tenure: Freehold

Agents note: The Craigweil Estate is managed by the residents and we are advised by the vendor that the annual estate charge for 2024 was £120.00.

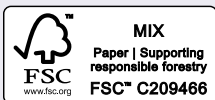
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