





30 Craigweil Lane, Aldwick

Extended detached four bedroom family house situated in the sought-after area of Aldwick and offered with no forward chain.



- ▶ **Spacious Family Home**
- ▶ **Fitted Kitchen with Breakfast Bar**
- ▶ **Principal Bedroom with En-suite Bathroom**
- ▶ **Modern Family Shower Room**
- ▶ **Single Garage**
- ▶ **Sitting Room and Dining Room**
- ▶ **Conservatory**
- ▶ **Three Further Bedrooms**
- ▶ **Gardens Front and Rear**
- ▶ **No Forward Chain**

This extended four bedroom detached family house would benefit from some updating and is situated in the popular residential area of Aldwick within walking distance to the Aldwick beach. The accommodation comprises spacious entrance hall with WC. The sitting room has a feature fireplace, a bow window and doors opening onto the second reception room currently used as a dining room, which has doors opening into the conservatory overlooking the rear garden. There is a fitted kitchen with a breakfast bar, space for white goods, larder and additional storage. Stable style door opening onto the rear garden. On the first floor, the landing leads to the principal bedroom which is complemented by a full en-suite bathroom with separate shower cubicle. There are three further bedrooms, one currently used as a study, and a family shower room.

Outside, the front garden is of an open plan design and has a driveway leading to an integral garage. The enclosed rear garden provides a safe playing environment for young children and includes a lawn, established trees and shrubs and an alfresco patio area, with a fishpond at the far end.

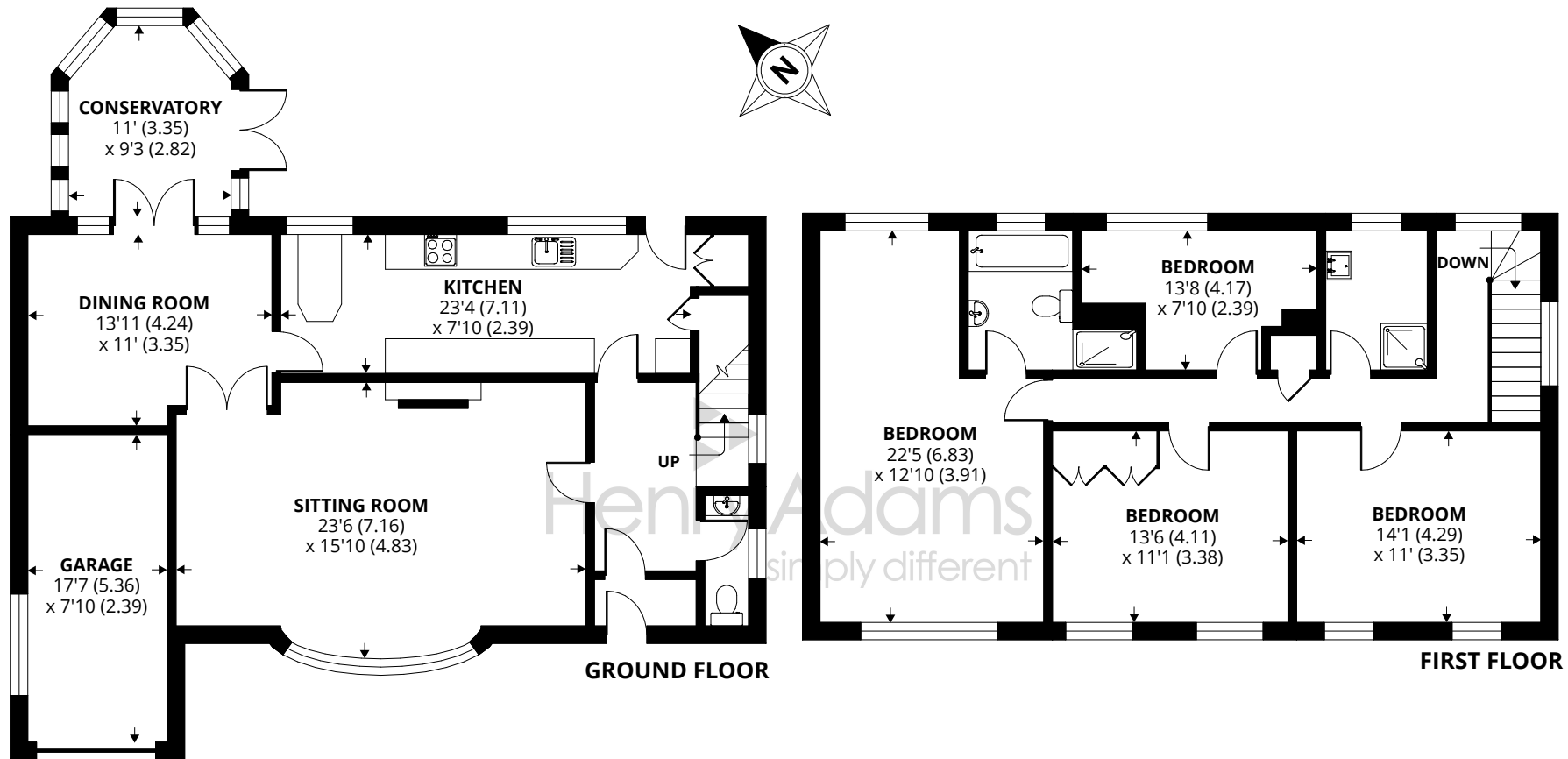
Charges: We understand there is a charge of £120 p.a. for the maintenance and upkeep of common areas.

Council Tax Band: F









Approximate Area = 1881 sq ft / 174.7 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 2022 sq ft / 187.8 sq m

For identification only - Not to scale



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.

Location

Craigweil Lane is a mature, highly regarded residential location about two miles west of Bognor Regis. The Cathedral City of Chichester, with its pedestrianised shopping precinct, and Chichester Festival Theatre, is approximately six miles; while Goodwood is approximately eight miles, famous for horseracing including Glorious Goodwood, as well as hosting the world renowned Festival of Speed and Revival motor sport events. Golf clubs are situated at Felpham, Chichester and Goodwood and there are sailing clubs at Bognor Regis, Felpham, Pagham and the Marina at Chichester Harbour.

Directions

From the Rose Green traffic lights, turn right into Gossamer Lane. Continue until reaching the roundabout, take the second exit straight ahead into Aldwick Street. Continue for approximately quarter of a mile, then turn right into High Trees. Bear round to the right, continue along Craigweil Lane and No 30 will be found on the right hand side. 14/08/23

