



## 4 Wychwood Walk, Craigweil

Guide Price £800,000



## 4 Wychwood Walk

- Beautiful Detached House
- Sought-after Private Estate
- Fabulous Triple Aspect Reception Room
- Modern Kitchen/Dining Room
- Large Principal Bedroom Suite
- Two Further Large Bedrooms
- Wonderful First Floor Balcony
- Garage
- Sunny Garden
- Close to the Beach

This beautiful three bedroom detached house is set within a sought-after private estate, offering a superb blend of comfort, space, and style just a short stroll from the beach. The property features a fabulous triple aspect reception room that is flooded with natural light, creating an inviting atmosphere for relaxing or entertaining. The modern kitchen/dining room is thoughtfully designed with integrated appliances and ample space for family meals or gatherings.

Upstairs, the large principal bedroom suite offers a luxurious retreat, complete with generous wardrobe space and direct access to a wonderful first floor balcony that gets the evening sun. Two further large bedrooms provide excellent accommodation for family or guests, while a well-appointed family bathroom and additional cloakroom complete the versatile layout. The property also benefits from a garage, offering secure parking or additional storage.

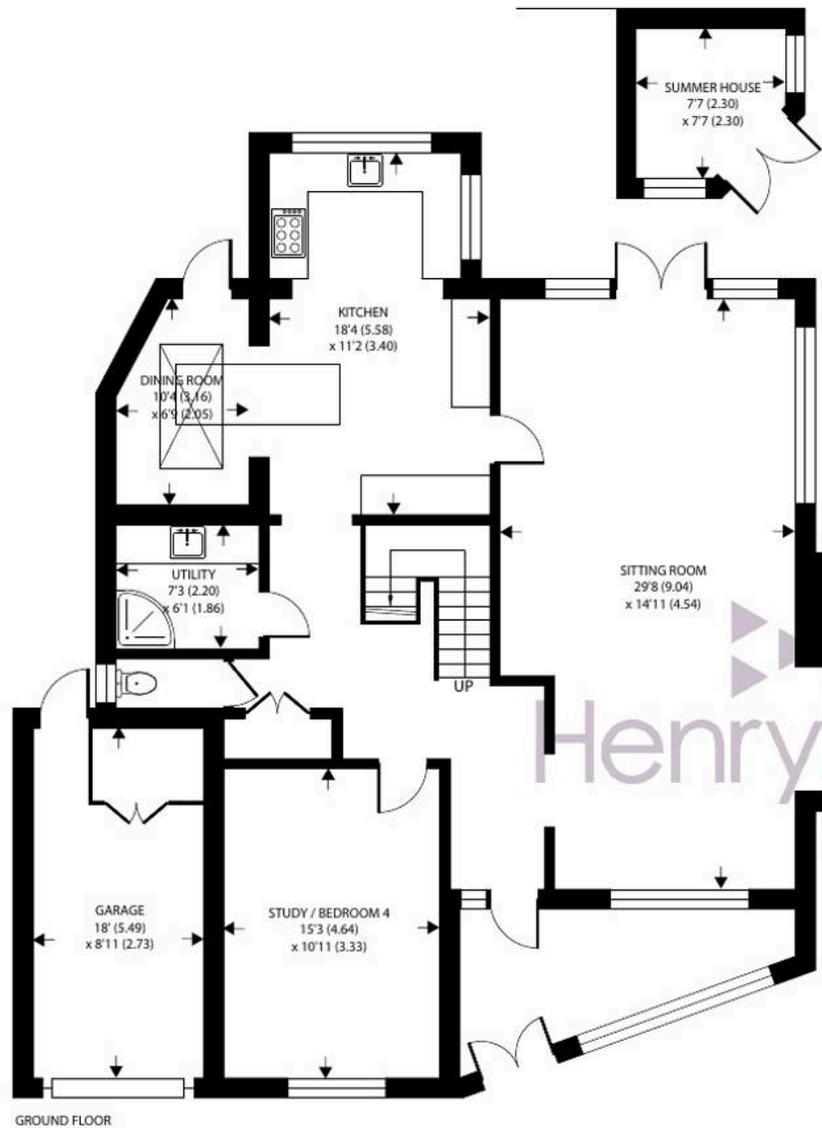
Outside, the sunny garden is a true highlight, providing a private and tranquil space to enjoy outdoor living throughout the year. The well maintained lawn is bordered by mature shrubs and colourful planting, creating an attractive and peaceful setting for alfresco dining, gardening, or simply unwinding in the fresh air.











GROUND FLOOR



FIRST FLOOR



## Wychwood Walk, Bognor Regis

Approximate Area = 2323 sq ft / 215.8 sq m

Garage = 152 sq ft / 14.1 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 2525 sq ft / 234.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1428733

The first floor balcony extends the living space outdoors and offers picturesque views over the surrounding estate. There is also a paved driveway leading to the garage, providing convenient off-street parking.

The location within a private estate ensures a sense of peace and security, while the proximity to the beach and local amenities makes this an exceptional opportunity for those seeking a coastal lifestyle. This outstanding detached house combines elegant interiors with generous outside space, making it an ideal choice for families or anyone looking for a special home by the sea.

Craigweil-on-Sea is a prestigious private marine estate, known locally for its Royal connections with King George V's visit whilst convalescing in 1929. Like Aldwick Bay, when the development first commenced, it was very much aimed at town dwellers seeking a quality seaside residence and the retired wishing to reside in a peaceful neighbourhood. Today, however, it is probably best described as 'One of the best kept secrets along the South Coast'. Craigweil offers discerning purchasers the opportunity to live in an exclusive residential setting, steeped in mature tree lined avenues with a residents private beach access. The Cathedral City of Chichester is about seven miles and Bognor Regis is about two miles.

What3Words ///parading.backfired.entrust

Estate Charge: We understand the estate charge is currently £416 p.a.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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