

1 The Drive

Craigweil-on-Sea | Bognor Regis | West Sussex | PO21 4DU

Guide Price £895,000

Freehold

1 The Drive

Craigweil-on-Sea | Bognor Regis | West Sussex | PO21 4DU

BA895 - 11/26

Features

- **An Imposing Detached 1930's Character Home**
- **Generous Wrap Around Gardens**
- **Enviable Position Close To Amenities & Beach**
- **4 Bedrooms & 3 Separate Reception Rooms**
- **Extensive Parking & Detached Garage**
- **No Onward Chain**
- **1,719.4 Sq Ft / 159.7 Sq M (Plus Garage)**

Occupying a generous wrap around plot, this truly delightful detached 1930's residence is an incredibly rare find, boasting a wealth of original characteristic features dating back to its origins.

The deceptive, bright and airy accommodation comprises: porch, central entrance hall, ground floor cloakroom/wc, living room, sitting room/dining room, kitchen/breakfast room, rear lobby, hobbies room/study, first floor landing, four bedrooms, bathroom and a separate wc.

The property, which is positioned adjacent to the Coastguards parade, provides an ease of access to local amenities and the nearby beach and also provides a gas heating system via radiators, majority secondary glazing, a log burner stove in the sitting/dining room, extensive secure on-site parking, a detached garage and generous gardens.

Double doors lead into the porch which has a courtesy light, where the front door in-turn opens into a welcoming central hallway with picture rail surround, exposed wood flooring, a carpeted staircase with hand rail/balustrade to the first floor and useful under-stair storage cupboard housing the electric consumer unit and meters. Original doors lead from the hallway to the living room, sitting room/dining room, kitchen/breakfast room and ground floor cloakroom, which has a wall mounted corner wash basin, close coupled wc and window to the rear.

The living room is a generous dual aspect room with a square bay to the front, window to the side, fitted carpet and feature fireplace.

The sitting room/dining room is a triple aspect room, positioned at the front of the property, with a bay to the front, windows to both sides, picture rail surround, exposed floorboards and feature fireplace with brick hearth, wood panelling, wall lights, inset log burning stove and window to the side.

The kitchen/breakfast room has a window to the side, fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, 4 burner gas hob with hood over, eye level twin oven/grill, space and plumbing for a washing machine, space for an under-counter fridge, wall mounted gas boiler, window to the rear and two built-in pantry style cupboards (one with a window to the rear).

A door leads from the kitchen/breakfast room to the rear into a rear lobby, which has bespoke arched doors to both sides, providing access into the gardens and a further door to the rear, providing access into a superb vaulted, highly versatile, hobbies room/study which has feature exposed beams, bespoke shelving units and double glazed windows either end of the room with feature double glazed triangular windows over.











The first floor landing has a natural light window to the rear, an access hatch to the loft space and a built-in airing cupboard housing the lagged hot water cylinder. Doors lead from the landing to the four bedrooms, the bathroom and the separate wc.

Bedroom 1 has a window to the side, fitted wardrobes and vanity basin. Bedroom 2 has a window to the front, a built-in wardrobe/storage cupboard, further fitted wardrobes, vanity basin and an arched recess with integral down-lighting. Bedroom 3 has a window to the side and a built-in wardrobe/storage cupboard, while bedroom 4 has a window to the side.

The bathroom has a feature bay style window and a white suite of bath with electric shower over and fitted shower screen, wash basin with storage under and tiled walls. In addition, there is a separate wc with window to the rear.

Externally, the property is approached via double gates at the front providing secure on-site parking via the driveway, which leads to the detached garage. The wrap around gardens are screened by mature hedgerow, shrubs and trees and are predominantly laid to lawn with established beds. The garage has an up and over door at the front, power and light, along with a window and door to the side. To the rear, there is a generous lawn, terrace and pathway to the rear, established beds, a greenhouse and a timber storage shed.

Coastguards

To arrange a viewing contact 01243 267026



















Main area: Approx. 159.7 sq. metres (1719.4 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.8 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: (The Drive West Residents Association - Voluntary Contribution)

Council Tax: Band G £4,030.63 p.a. (Arun District Council / Aldwick 2026 - 2027) **Current EPC Rating:** D (55)

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.

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026
E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk