



# Claerwen

41 Kingsway, Craigweil Private Estate, Aldwick, West Sussex



BNP PARIBAS GROUP



## A well-appointed detached property with delightful gardens, in a popular setting within moments of Aldwick beach

An impressive detached family home with elegantly appointed accommodation and attractive gardens. Features include understated modern styling with several luxury fittings and design elements, while the property sits in a sought-after and convenient setting in the suburb of Aldwick, just moments from the beach.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,695 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

Claerwen is a beautifully presented detached family home with four bedrooms and airy, attractive reception rooms, situated in the highly regarded Aldwick. The property is finished and presented with stylish details and fittings, while outside there are splendid landscaped gardens and a sunny south-facing balcony.

There are two comfortable reception rooms at the front of the ground floor, including the generous drawing room with timber beams overhead, fireplace and two sets of French doors, which welcome plenty of natural light and provide access to the covered veranda at the front, and the patio at the rear. Adjoining the drawing room is the formal dining room, also with timber beams overhead. Towards the rear of the house, a third well-presented reception room has a vaulted ceiling with skylights overhead and a triple aspect, including French doors opening directly to the patio area. Additionally, the ground floor has a well-equipped kitchen with fitted units to base and wall level, an integrated hob and double oven and space

for all the necessary appliances, as well as a walk-in pantry. Upstairs there are three double bedrooms across the front of the house, benefitting from a south-facing aspect, with each enjoying direct access to the sunny balcony. One of the bedrooms has a luxury roll-top bathtub fitted on a plinth to the corner of the room, while the first floor also has a shower room with a large walk-in rainfall shower. The fourth first-floor bedroom overlooks the rear gardens, and is ideal for use as a study, a nursery or a dressing room.

### Outside

At the entrance, gates open onto the block-paved driveway, providing parking and access to the detached garage at the side of the house. The gardens to the front, side and rear are beautifully landscaped, with well-maintained lawns, paved pathways, patio areas and borders of box hedging, mature trees, established shrubs and flowering perennials. The gardens are enclosed by high fencing with tall trees at the borders for a sense of peace and privacy, and the balcony at the front of the house provides further outside space to relax and enjoy the sea breeze.





## Location

The Craigweil Private Estate is a prestigious residential area set in a conservation area and home to an eclectic mix of properties. Residents enjoy its tranquil environment and the benefit of access to the beach via a private gated path. Local amenities are a short distance on foot at Coastguards Parade and a wider selection at Rose Green Village. Nearby, Pagham Nature Reserve offers a stunning walk to the Mr & Mrs Smith Hotel, The Crab & Lobster at Sidlesham. Goodwood to the north provides the motor and horse-racing enthusiast with an events calendar.

Primary schooling is provided at Rose Green Infant School and well-regarded independent schools in the area include Westbourne House, Prebendal School and Portsmouth Grammar School. The area is well connected by road, with the A259 providing access towards Chichester and the A27 providing routes towards Brighton in one direction and the A3(M), and Portsmouth in the other direction. The mainline railway station at Bognor Regis provides commuters with regular services to London.

## Distances

- Rose Green 1.8 miles
- Chichester 6.5 miles
- Selsey 11.5 miles
- Gatwick Airport 48.5 miles

## Nearby Stations

- Bognor Regis
- Chichester

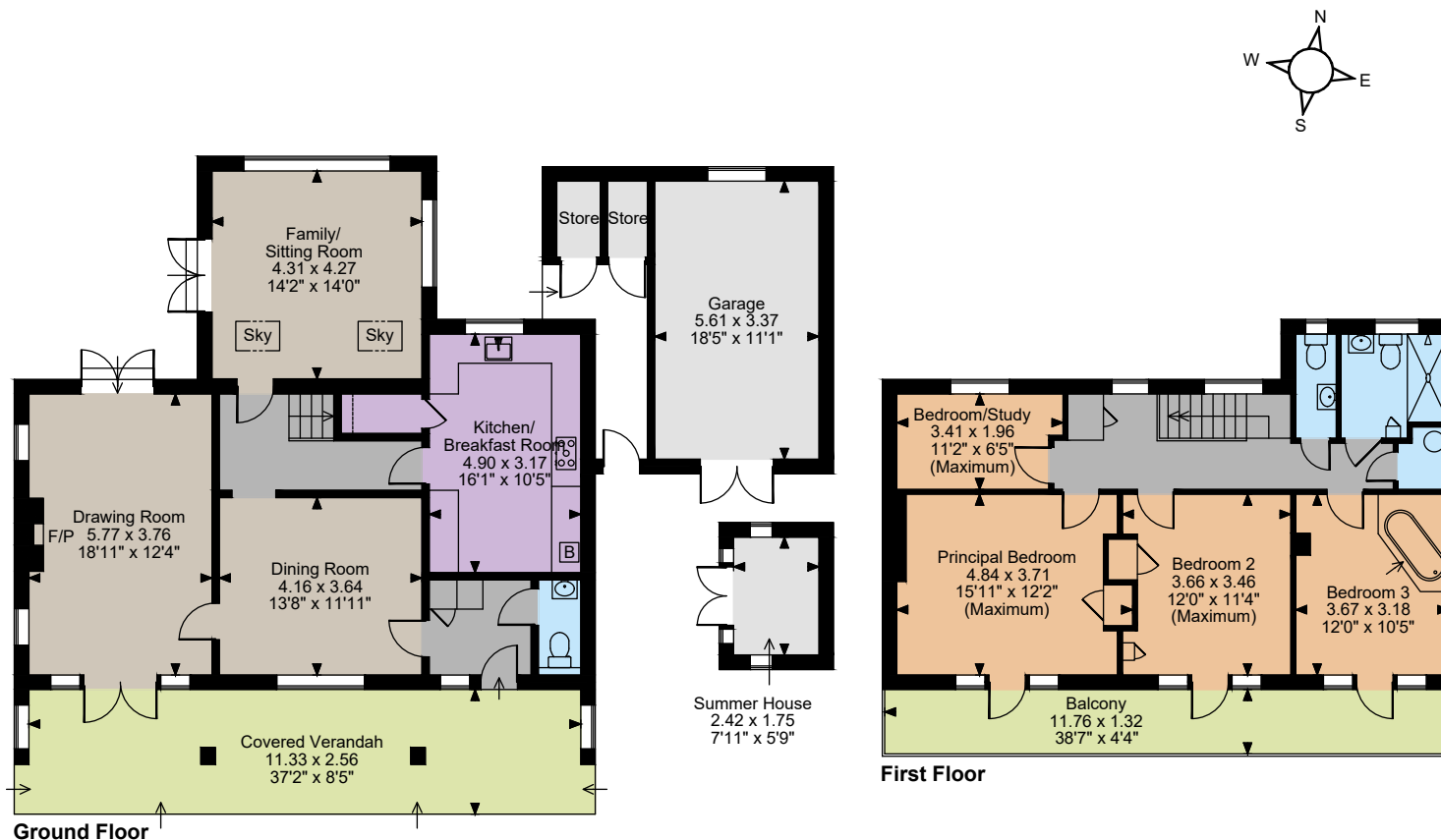
## Key Locations

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

## Nearby Schools

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





## Floorplans

House internal area 1,695 sq ft (158 sq m)

Garage internal area 207 sq ft (19 sq m)

Store/Summer House internal area 77 sq ft (7 sq m)

Balcony external area 168 sq ft (16 sq m)

Total internal area 1,979 sq ft (184 sq m)  
For identification purposes only.

## Directions

PO21 4DH

what3words: ///young.spenders.desk - brings you to the driveway

## 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 G

EPC Rating: D

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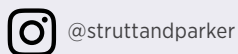
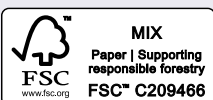
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