



White Haven, 35 The Drive

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

Guide Price £900,000

Freehold

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Features

- **Unique Detached Residence Within Private Estate Setting**
- **Positioned One Row Back From Beach**
- **Non-Through Road Location**
- **4 Double Bedrooms (2 With En-Suite Facilities)**
- **Cloakroom & Shower Room (4 WCs In Total)**
- **2 Separate Reception Rooms & Kitchen/Breakfast Room**
- **Extensive Parking & Detached Double Garage**
- **Incredibly Versatile Accommodation**
- **2,111.4 Sq Ft / 196.2 Sq M (Plus Garage & Store Shed)**

Occupying an enviable position within the highly sought after Craigweil Private Estate, within a few hundred metres of the beach and a level walk to nearby amenities, this unique detached residence is an incredibly rare find and has been lovingly cared for and well maintained by the current owner throughout a lengthy ownership.

The highly versatile and well proportioned accommodation comprises hallway, ground floor cloakroom/wc, kitchen/breakfast room with integrated appliances, living room, separate dining/sitting room, ground floor principal bedroom with en-suite bath/shower room, two further ground floor double bedrooms, a ground floor shower room, along with a first floor guest double bedroom with en-suite shower room. The property also offers double glazing, a gas heating system via radiators, extensive on-site parking, a detached double garage and generous garden, maximising the southerly aspect.

The property is approached via a block paved driveway which leads around to a generous block paved forecourt housing the detached double garage, which has an electrically operated double width door, power and light.

A covered portico protects the front door, with flank natural light panel, which opens into a welcoming entrance hall with built-in cloaks storage cupboard and carpeted staircase to the first floor guest double bedroom. Double doors lead from the hallway into the dining/sitting room, while further doors lead to the kitchen/breakfast room, living room, three ground floor bedrooms, shower room and cloakroom, which boasts a wash basin with storage under, enclosed cistern wc and window to the front.

The kitchen/breakfast room boasts a comprehensive range of units and work-surfaces incorporating a breakfast bar, 1 1/2 bowl single drainer sink unit, integrated gas hob with hood over, eye level twin oven/grill, integrated dishwasher, fridge/freezer and washing machine, along with window and door to the front and a built-in storage cupboard, which houses the electric consumer unit, boiler and has space and plumbing for a second washing machine. The main living room has a very calming feel with windows and French doors to the rear maximising the southerly aspect, along with exposed wood flooring and a feature gas fire with surround.

The dual aspect separate dining/sitting room lends itself to a variety of uses and has French doors to the side with an electric awning over, providing access onto the sun terrace, along with a window to the rear and feature high ceiling with down light surround.





The principal bedroom boasts a feature bay window to the rear, fitted and built-in wardrobes and has a door to the adjoining en-suite bath/shower room, which has a white suite of bath with central mixer tap, shower enclosure with fitted shower, oval wash basin inset into surround with storage under, enclosed cistern wc, heated towel rail, tiled walls and window to the side.

The two additional ground floor double bedrooms are also good size rooms enabling a multitude of uses, with bedroom 2 having a window to the front, built-in double fronted airing cupboard housing the pressurised hot water cylinder with adjacent built-in wardrobe, while bedroom 3 has a window to the rear and has formerly been utilised as a home office/hobbies room, with fitted wardrobes and built-in under-stair storage cupboard. In addition, the ground floor offers a shower room with shower enclosure with fitted shower, oval wash basin inset into surround with storage under, enclosed cistern wc, heated towel rail, tiled walls and a window to the side.

The first floor guest double bedroom has a dormer style window to the front and skylight window to the side, access to eaves storage with light and a door to the adjoining en-suite shower room, which has a shower enclosure with fitted shower, oval wash basin with storage under, enclosed cistern wc, heated towel rail, skylight window to the side and door to a useful walk-in dressing/storage room, which in-turn provides further access to eaves storage with light.

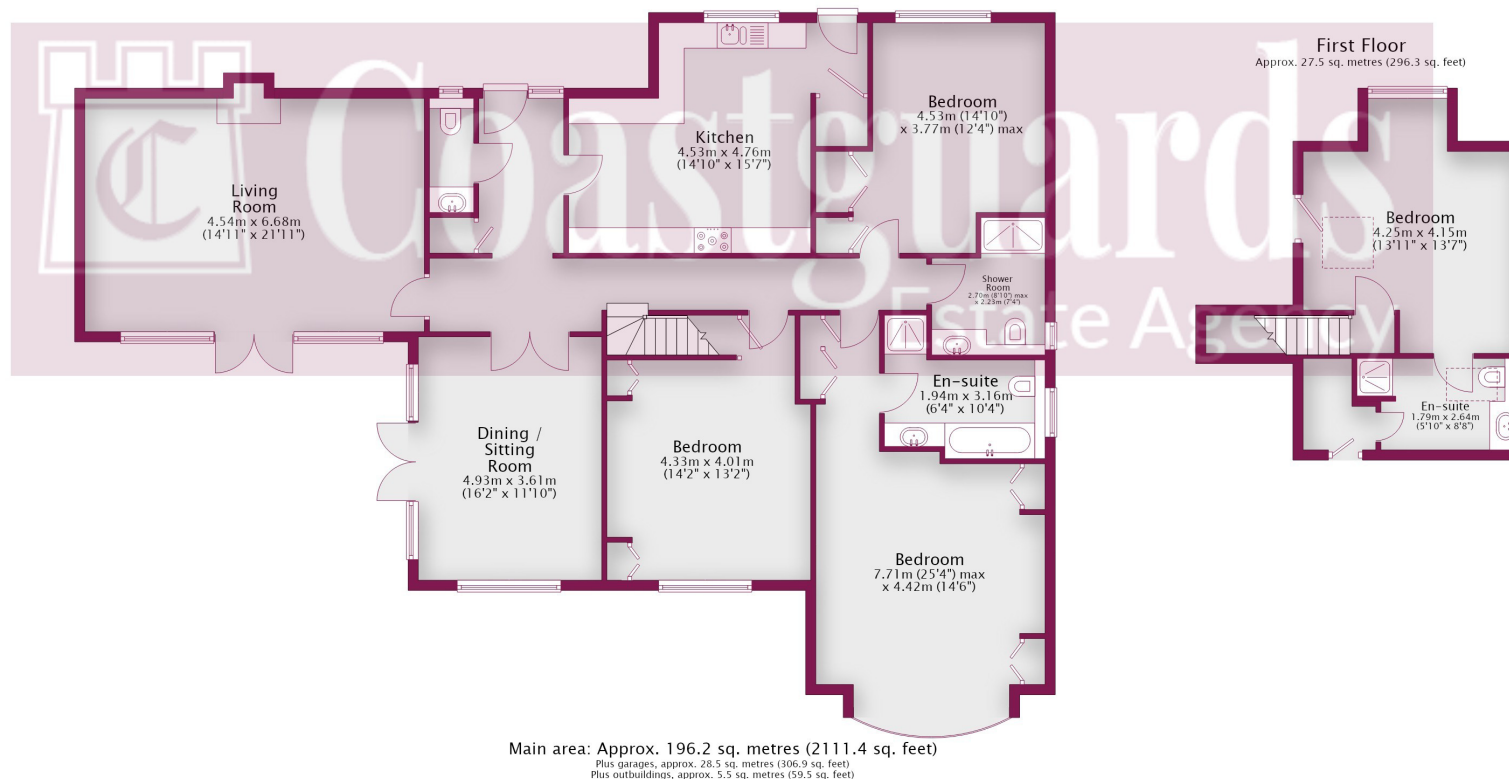
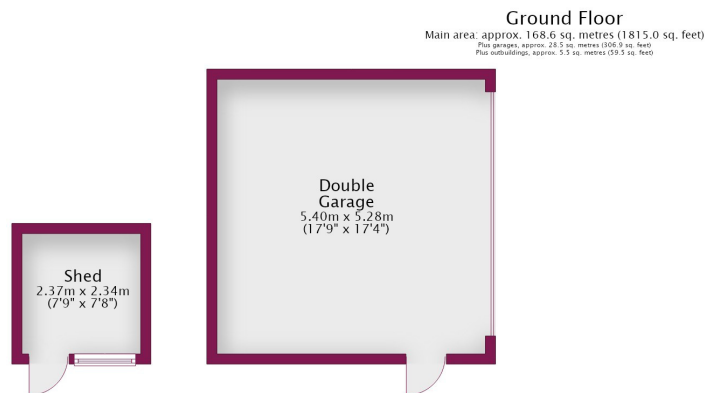
Externally, the property sits within a generous plot with the main area of garden being laid to lawn, maximising the southerly aspect, with mature trees and shrubs providing screening from neighbouring properties, along with a generous sun terrace, gated pathway to the front leading to a timber store with power and light, discrete area for bins to the side of the double garage, external lighting and two external water taps.



To arrange a viewing contact 01243 267026







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Plan produced using PlanUp.

Private Estate Contribution: £499.00 p.a (2026 - 2027)

Council Tax: Band F £3,493.21 p.a. (Arun District Council / Aldwick 2026 - 2027) Current EPC Rating: D (64)

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.

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