

## SEA DRIVE

Summerley Private Estate

Felpham, West Sussex, PO22 7NE



## £745,000 Freehold

Beautifully presented detached 4-bedroom house on the desirable Summerley Private Estate with first floor sea views.

### FEATURES:

- Spacious detached property with balcony affording sea views
- Fitted kitchen breakfast room
- Large south facing sitting room
- Formal dining room with double doors to the garden
- Four double bedrooms, master with en-suite shower room & family bathroom
- Enclosed rear garden mainly laid to lawn with terrace
- Driveway parking & integral garage

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West Sussex

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## SITUATION

The Summerley Estate is a private coastal estate located on the eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighboring Bognor Regis and Arundel and Chichester are located within a 10 mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



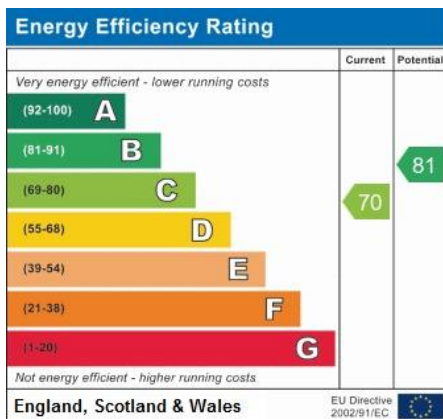
# SEA DRIVE

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## DESCRIPTION

13 Sea Drive is a wonderful home being owned by the same family since it was built in 1986. The ground floor comprises of a spacious entrance hall leading to all reception rooms. The sitting room has a bay window with a southerly aspect and the formal dining room at the rear of the house has sliding doors to the garden. The fitted kitchen breakfast room has a range of integrated appliances and a door to the garden. There is also a ground floor W.C., under stairs storage and a door to the garage. The first floor has a door to the south facing balcony offering sea views. The master bedroom also has sea views and a newly fitted en-suite shower room. There are 3 further double bedrooms all with built-in wardrobes or storage and a modern family bathroom. The enclosed rear garden is laid to lawn with established borders and a large hedge offering a good degree of privacy. At the front there is a graveled driveway offering ample off-road parking and access to the large garage with plumbing for a washing machine, sink and space for a tumble dryer.

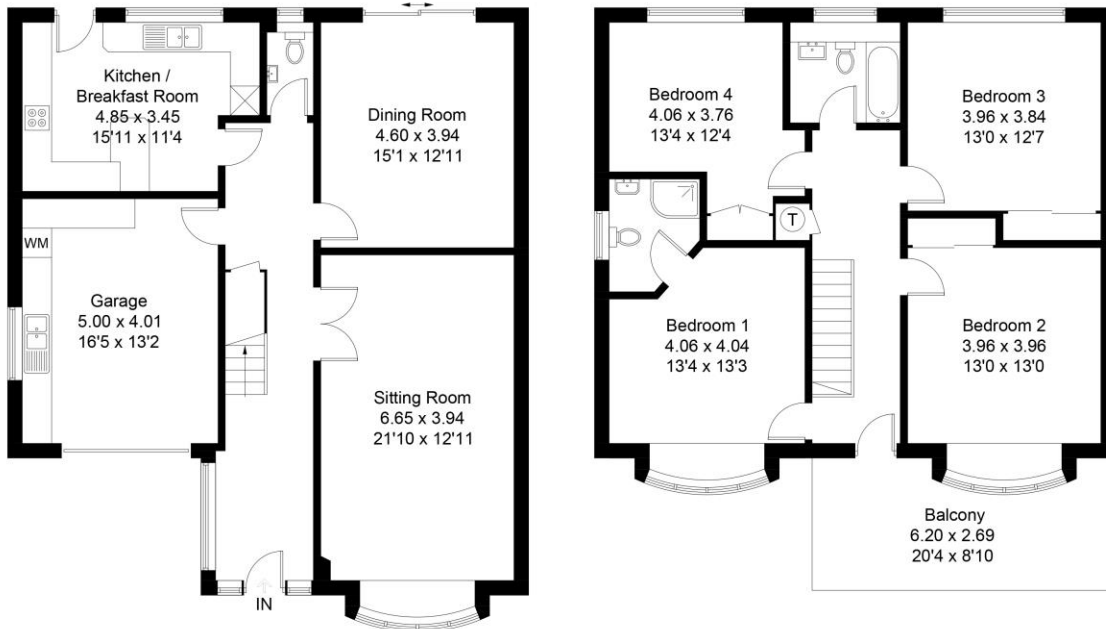


Address:  
13 Sea Drive, Felpham, PO22 7NE



## FLOOR PLAN:

Approximate Gross Internal Area = 190.7sq m / 2053 sq ft  
(Including Garage)



**Ground Floor**

**First Floor**

Created by **BAY TREE ESTATES** - Telephone 01243 850451.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID505802)



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