

CROSSBUSH ROAD
Summerley Private Estate
Felpham, West Sussex



£1,000,000 Freehold

A detached, spacious and very well-presented period home on the Summerley Private Estate, a few minutes' walk to the beach and promenade

FEATURES:

- Large kitchen / breakfast / dining room
- 20ft Sitting Room opening into study area
- Utility & ground floor W.C.
- Master bedroom with en-suite bathroom
- 2 further bedrooms & family shower room in main house
- 2 storey annex comprising sitting room, kitchen, W.C., 2 double bedrooms & shower room
- Driveway parking & store
- South facing rear gardens with lawn, terrace, cabin & summerhouse

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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 neighbouring Bognor Regis, Arundel and Chichester. All 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.



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DESCRIPTION

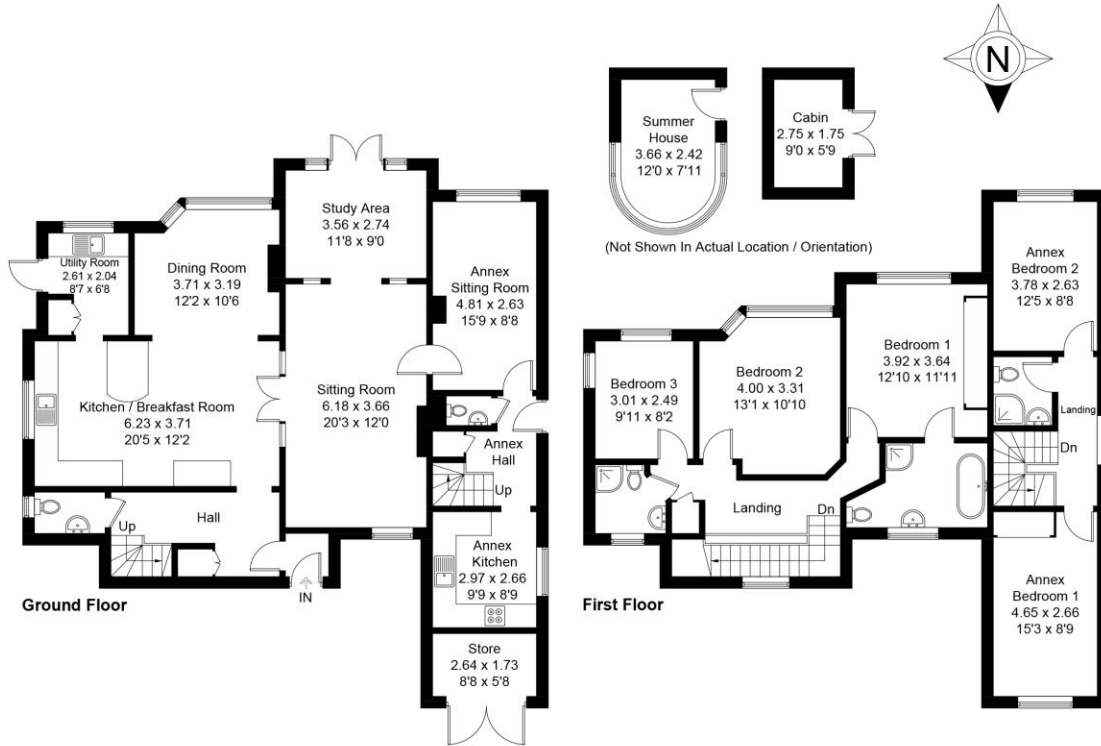
From the enclosed entrance porch, the front door opens into the hall and through to the spacious kitchen / breakfast / dining room. The kitchen has a range of fitted units and integrated appliances and a utility with a further sink, storage, plumbing for white goods and door to the side. The kitchen / breakfast area provides occasional breakfast bar seating and a further area for dining. There are double doors through to the dual aspect sitting room with fireplace and original parquet flooring, which opens to a study area with double doors to the rear terrace. There is also a ground floor W.C. On the first floor of the main house, the master bedroom has a large ensuite bathroom with separate shower, two further bedrooms and a family shower room. All bedrooms have a southerly rear aspect. The sitting room gives access to the two-storey annex which provides self-contained living/accommodation as follows: sitting room, ground floor W.C., kitchen with oven and sink, and stairs to the first floor where there are two double bedrooms and a shower room. The annex has its own private entrance accessed from the side of the house.

At the rear of the property is a good size, south facing garden with a large lawn and mature boundaries and a good size terrace adjacent to the rear of the property and a further terrace at the end of the garden; both ideal for outdoor dining and entertainment. There is also a cabin and summerhouse; both with power and a gated, side access to the front where there is a large driveway with off-road parking for several vehicles and double doors to a store. We would highly recommend an internal inspection to appreciate the space and versatility of this property.



FLOOR PLAN:

Approximate Gross Internal Area = 228.7 sq m / 2462 sq ft
(Including Annex & Outbuildings)



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.(ID1142981)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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