

## SEA DRIVE

Summerley Private Estate

Felpham, West Sussex, PO22 7NE



## £650,000 Freehold

Detached, well-presented 4-bedroom family house on the desirable Summerley Private Estate.

### FEATURES:

- Spacious detached property a minutes' walk from the beach
- Stylish kitchen breakfast room, dining room and conservatory overlooking the garden
- Further reception room which could be used as playroom/bedroom 5 & a study
- Master bedroom with en-suite shower room and large south facing balcony
- Three further first floor double bedrooms and a family bathroom
- Enclosed rear garden laid to lawn with good size terraces
- Driveway parking & 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 new National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

7 Sea Drive has been extended and refurbished over time, by the current owners, to create a substantial & versatile family home. The ground floor comprises entrance hall leading to the well-appointed kitchen breakfast room, the dining room, ground floor W.C and the south facing 3<sup>rd</sup> reception room that could be used as a playroom or bedroom 5 which in turn leads into a small study. The spacious light and bright living room has a gas fire and double doors into the superb conservatory with an outlook to the rear garden. The dining room, with hatch to kitchen, also has access to the conservatory via sliding doors. The first floor comprises the master bedroom with a fitted double wardrobe and an en-suite shower room. There are 3 further double bedrooms and a family bathroom. The enclosed rear garden is laid to lawn with a pretty, central terrace, mature borders and a further terrace adjoining the rear of the property. At the front there is ample driveway parking, gated access on both sides and a garage with door to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
7 Sea Drive, Felpham, PO22 7NE



## FLOOR PLAN:

Approximate Gross Internal Area = 180.4 sq m / 1942 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 193.7 sq m / 2085 sq ft



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

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID271989)



**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.**