

SUMMERLEY POINT
Felpham
West Sussex



£350,000 Leasehold with share of freehold

A spacious, ground floor, 2-bedroom apartment in prime location close to the village and beach with private outdoor space.

FEATURES:

- Stylish modern fitted kitchen with range of built-in appliances
- South facing open plan reception room with double doors to private garden
- Master Bedroom with en-suite shower room
- Further double bedroom & large bathroom
- Gated parking with allocated space and visitor parking
- New home warranty with 4 years remaining

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SITUATION

The apartments are located on the outskirts of the Summerley Private Estate with a general store and post office adjacent. Being just a few minutes' walk to the beach and only a short walk to the village centre and the amenities that Felpham village has to offer including a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester 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

Apartment 4, Summerley Point, is beautifully presented throughout and comprises of an entrance hall which leads to a spacious and well-appointed kitchen / sitting / dining room with a range of fitted units, integrated appliances and double doors out to the garden. The dual aspect master bedroom has built-in wardrobes and a good size en-suite shower room and there is a further double bedroom with built-in wardrobes and a large bathroom. There is underfloor heating throughout the apartment. The apartment is located on the ground floor and has a small, private, south facing garden to the front, accessible from the sitting room and also from the rear/side of the property. The private gated parking, which is operated via remote control, offers an allocated space plus visitor parking bays with entrances from Summerley Lane & Tryndle Way. We would highly recommend an internal inspection to appreciate the space and high-quality finish of this well-located apartment.

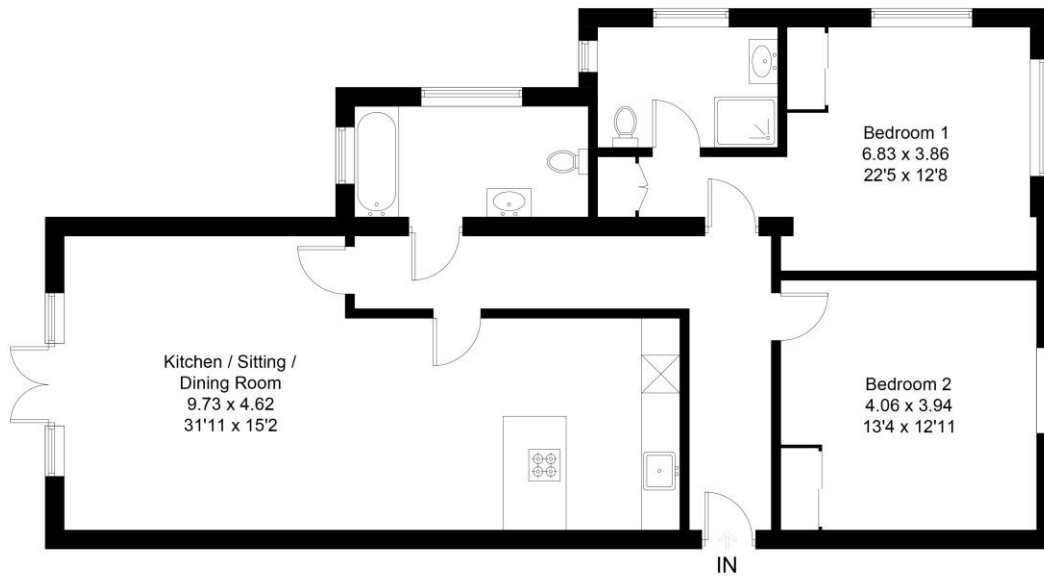
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Address:
4 Summerley Point, Summerley Lane, Felpham



FLOOR PLAN:

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft



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. (ID774328)

LEASEHOLD: 999 years from June 25th 2015.

MAINTENANCE & SERVICE CHARGES: Annual maintenance service charge of approximately £2,300 per annum.

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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