

**SUMMERLEY GATE**  
**Felpham**  
**West Sussex**



## **£350,000 Leasehold & Share of Freehold**

A spacious first floor 2-bedroom apartment in prime location close to the village and beach

### **FEATURES:**

- **Stylish fitted kitchen breakfast room with integrated appliances**
- **Spacious & bright living / dining room**
- **Master Bedroom with ensuite shower room**
- **Further double bedroom & bathroom**
- **Gated parking with allocated off road space**
- **Offered for sale with no forward chain**

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Felpham

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## SITUATION

The apartments are located on the outskirts of the Summerley Private Estate, 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 new National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

Apartment 4, Summerley Gate comprises of spacious entrance hall which leads to the following: large, bright living / dining room with bay style window, modern kitchen breakfast room with a range of built-in units and integrated appliances, the dual aspect master bedroom with built-in wardrobes, window seat and good size ensuite shower room, a further double bedroom with built-in storage and a large bathroom. The apartment is located on the westerly corner with entrance on foot either via Southview Road to the communal entrance hall or via the gated parking which is operated via remote control. There is an allocated space within the gated parking area and also visitor parking bays and a rear entrance directly form the gated parking into the communal hall/lift lobby. We would highly recommend an internal inspection to appreciate the space this well-located apartment has to offer.

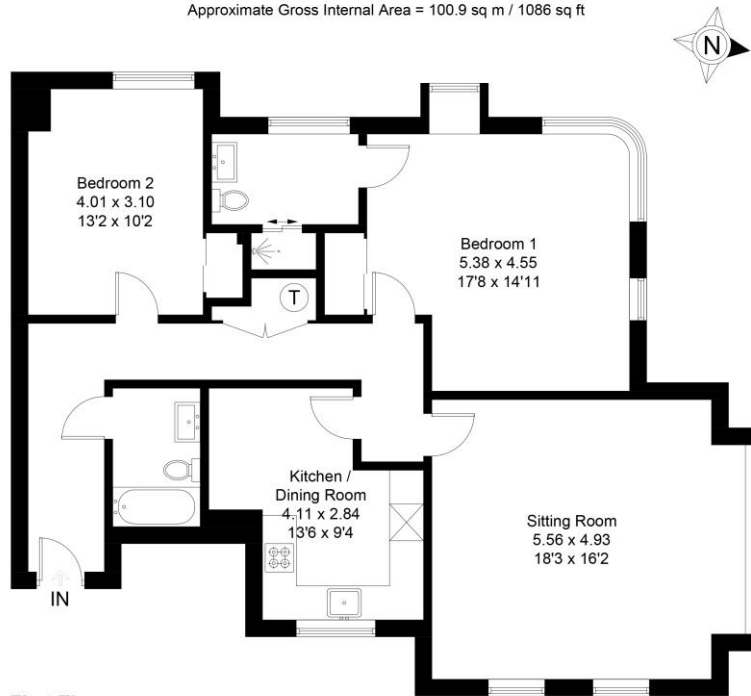
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
4 Summerley Gate, Southview Road, Felpham PO22 7BF



## FLOOR PLAN:

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



**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. (ID795500)

LEASEHOLD: 125 years from 24 June 2014 – 118 years remaining and a one eleventh share of the freehold.

MAINTENANCE & SERVICE CHARGES: Annual maintenance service charge of approximately £1,839 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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