

CROSSBUSH ROAD
Summerley Private Estate
Felpham, West Sussex



£800,000 Freehold

A detached family home with spacious accommodation throughout on the Summerley Private Estate & a few minutes' walk to the beach

FEATURES:

- Fitted kitchen breakfast room
- Sitting room with fireplace
- Formal dining room and further reception room
- Four double bedrooms, master with en-suite bathroom & family bathroom
- Driveway parking and garage
- Wrap around gardens and terraced areas

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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

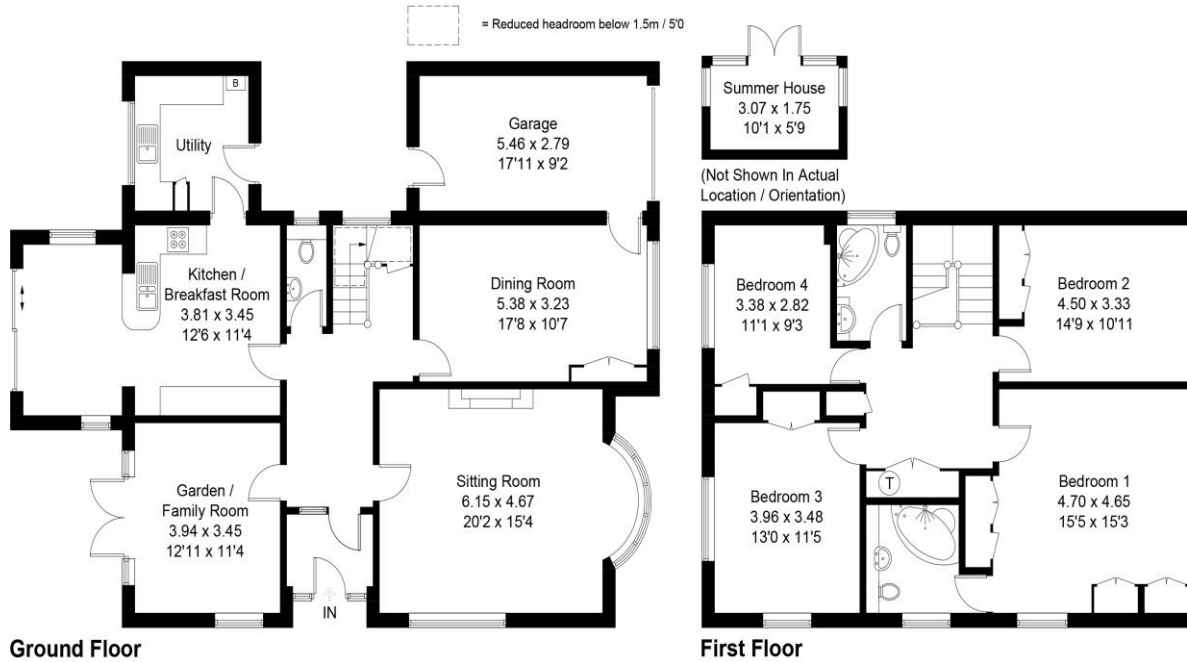
The front door opens into a large enclosed entrance porch and into the entrance hall with a door to the double aspect sitting room with fireplace. There is a formal dining room with an internal door to the garage and a family / garden room which benefits from double doors onto the terrace. The kitchen breakfast room has a range of fitted cupboards, a breakfast bar, a range of units and built-in appliances, sliding doors at the rear that open onto the garden and there is a door through to the utility room with a door to the side. There is also a ground floor W.C. On the first floor there is a spacious landing with doors to all bedrooms. Bedroom one, situated to the front of the property, is dual aspect with a door to the ensuite bathroom and a range of built-in wardrobes. Bedroom two is also situated to the front of the house with built-in storage. There are two further double bedrooms at the rear of the property both with fitted storage. There is a large family bathroom with corner bath, W.C., wash hand basin and a large airing cupboard on the landing.

At the rear of the property is a terrace adjacent to the house accessible from both the family room and kitchen breakfast room with a large lawned garden incorporating mature shrub and walled boundaries and various planted, shaped beds. To the side, a further area of garden has a path with access to the front door via a gate onto Rudwick Way. At the front of the property is a driveway with parking for several vehicles, a further lawned area with hedge to front and side. There is also access to the garage via a metal up and over door which also has power and light. We would highly recommend a viewing to appreciate the space this property offers.



FLOOR PLAN:

Approximate Gross Internal Area = 219.2 sq m / 2359 sq ft
 Summer House = 5.3 sq m / 57 sq ft
 Total = 224.5 sq m / 2416 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. (ID946495)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(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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