

## WEST CLOSE

Summerley Private Estate  
Felpham, West Sussex



**£1,400,000 Freehold**

Beautifully presented detached five-bedroom property close to the beach.

### FEATURES:

- Spacious family home in a quiet cul-de-sac a short walk from the beach
- Beautifully presented accommodation throughout
- Stunning open plan kitchen / dining / family room with bi-folding doors out to the garden
- Five double bedrooms, master suite with shower room and dressing area
- Enclosed and private landscaped gardens, double length garage and driveway

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## SITUATION

West Close is a quiet cul-de-sac on the sought after Private Summerley Estate, a short walk to the beach and into the village where there are wide ranging amenities, a choice of schools, 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; 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

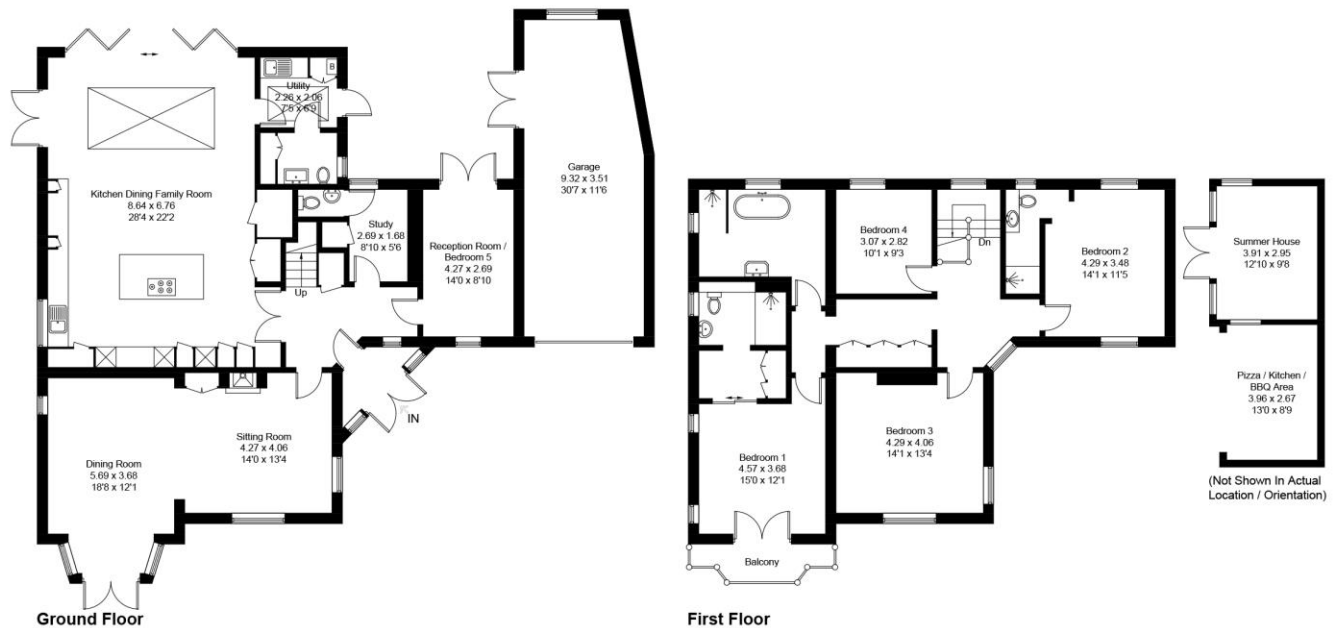
This stunning five-bedroom house has beautifully presented accommodation throughout. The gated entrance at the front of the house leads to the entrance portico where the main front door can be found. From the entrance hall, the main reception room can be found with triple aspect windows and solid oak flooring and offering both space and light. The superbly appointed kitchen / dining / family room has bi-fold doors out onto the terrace and also access to the utility room. There is a useful study, playroom or ground floor bedroom 5 and a W.C. On the first floor the master suite has a dressing area and shower room and a balcony with sea glimpses. There is a further suite with shower room, two more further double bedrooms and a newly installed large family bathroom. The rear gardens are another feature of this home with a summerhouse, an outdoor kitchen, curved alfresco dining area, decking and terraces with a large lawn. The double length garage has power and light. A further gated area leads to off-road parking for several vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	79
(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			



## FLOOR PLAN:

Approximate Gross Internal Area = 248.8 sq m / 2678 sq ft  
Garage / Outbuilding = 42.7 sq m / 460 sq ft  
Total = 291.5 sq m / 3138 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.(ID1005231)

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