

OLD PLACE

Summerley Private Estate
Felpham, West Sussex



£1,000,000 Freehold

Substantial detached Tudor Style family home with beautifully landscaped gardens less than 200 metres from the beach

FEATURES:

- Deatched home in a quiet cul-de-sac a short walk from the beach and Village
- Spacious accommodation throughout
- Drawing room, formal dining room and large garden room
- Principle suite with dressing room and bathroom
- Enclosed and private south facing gardens, garage and driveway

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SITUATION

Rudwicks 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

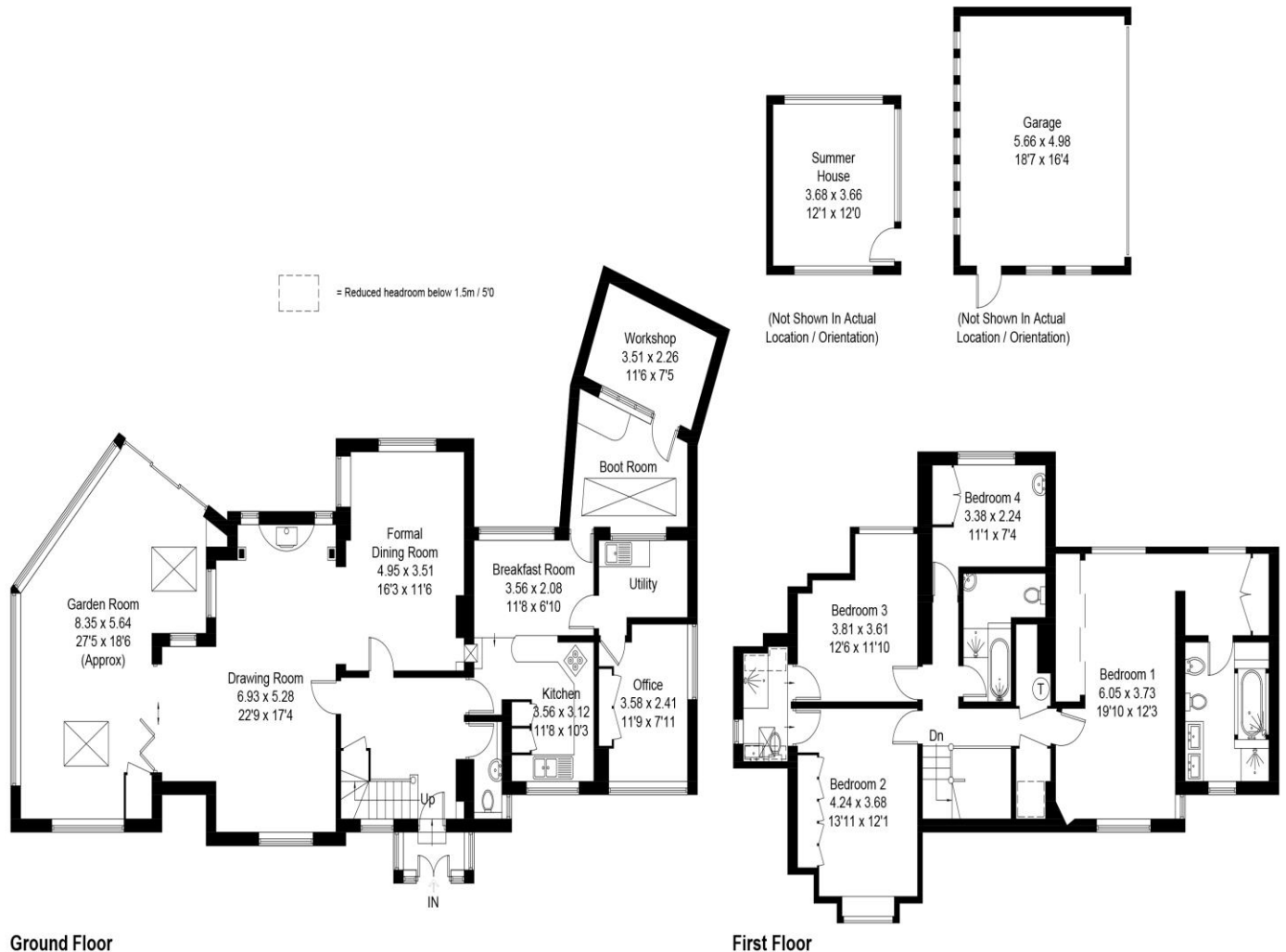
This wonderful four-bedroom home has spacious accommodation throughout. The gated driveway at the front of the property leads to the entrance portico where the main front door can be found. From the entrance hall, the drawing room can be found with triple aspect windows and large open fire with log burning stove, a set of bi-folding doors opening to the impressive garden room measuring in excess of 27ft in length and offering panoramic views of the beautiful gardens. The formal drawing room is accessed from the dining room. The kitchen breakfast room has a range of free-standing and built-in appliances and opens to the utility room and boot room. There is a useful study/playroom/office and a W.C. On the first floor the principle suite has a dressing room and this opens to the large en-suite bathroom. There are two good sized double bedrooms sharing a Jack-and-Jill shower room, a family bathroom and bedroom 4. The rear gardens are a particular feature of this home with a summerhouse, greenhouse, log store and expansive south facing lawns and terraced area adjacent to the rear of the house. The garage has an electric up-and-over door, power and light.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



FLOOR PLAN:

Approximate Gross Internal Area = 258.2 sq m / 2779 sq ft
(Including Garden Room / Boot Room / Workshop)
Outbuildings = 41.7 sq m / 449 sq ft
Total = 299.9 sq m / 3228 sq ft



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