

BROOMCROFT ROAD

Summerley Private Estate, Felpham

West Sussex



£1,250,000 Freehold

A stunning & contemporary six-bedroom house on the Private Summerley Estate, with versatile accommodation, to suit a large family or multi-generational living.

FEATURES:

- Stylish open plan kitchen / dining room with bi-fold doors to the south facing decked area
- Sitting Room, study & utility room
- Master bedroom with en-suite shower room
- Two further first floor double bedrooms and family bathroom
- Second floor double bedroom, galleried study area & shower room
- Ground floor annex with double bedroom, shower room, reception room (bedroom 2) & kitchen / diner / sitting room with doors leading to side terrace
- Detached double garage with office space above and driveway parking

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SITUATION

The Summerley Estate is a private coastal estate located on the southern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctors' surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing club and sports club. There is a regular bus service linking Felpham to neighbouring towns, 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 National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

The front door opens into a great size entrance hall with doors to all ground floor rooms; a good size study or snug with bi-fold doors to the front; double doors to the sitting room with fireplace, bi-fold doors to the front and double doors into the kitchen dining room which has a range of fitted units and space for appliances, a good size breakfast bar, space for dining and bi-fold doors to the front. The kitchen can also be accessed directly from the entrance hall as can the annex. There is a utility room with further fitted units and space for appliances; a W.C and door to the side terrace.

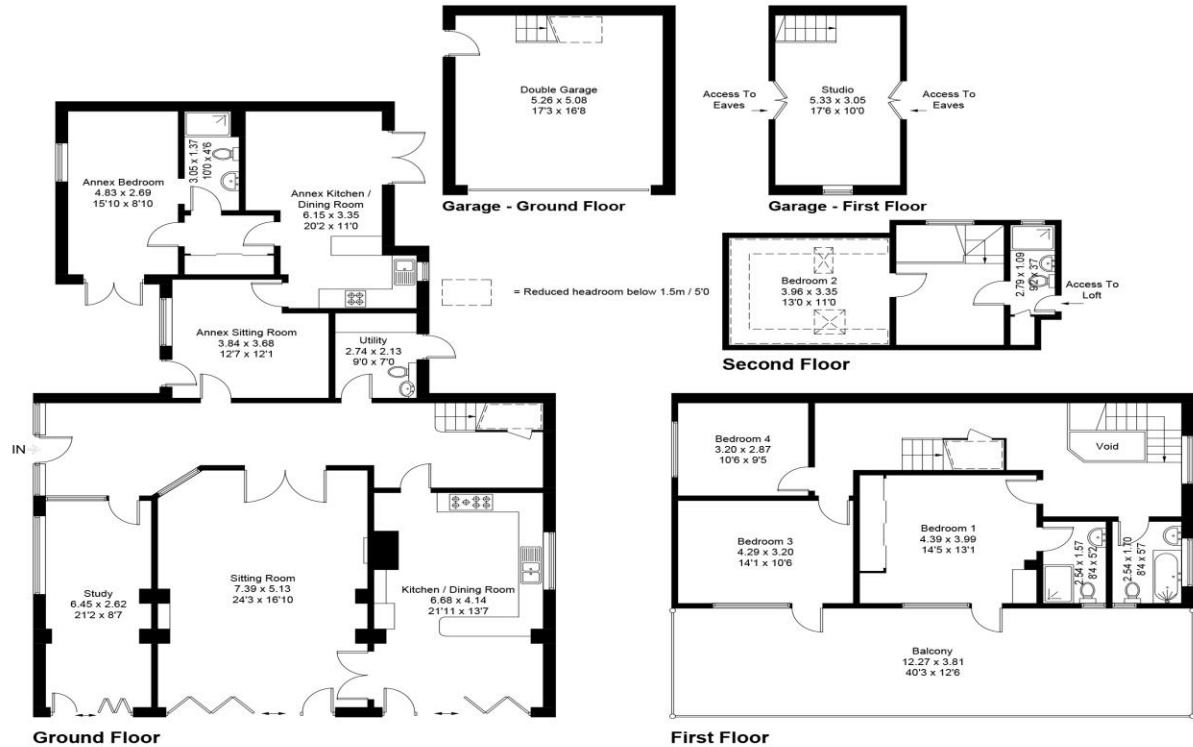
On the first floor are three double bedrooms and a family bathroom, the master has an ensuite shower room and both the master and bedroom 3 have doors to the 40ft wide south facing balcony which runs the width of the property and offers a great space for occasional seating or dining. On the second floor is a further double bedroom, a galleried study area and a shower room with W.C.

The annex has been superbly arranged to provide access from the main house or privately from the side and consists of a reception room (bedroom 2) leading through to the open plan kitchen / diner / sitting room. The kitchen has a range of fitted units, a sink, an oven and integrated fridge freezer. There is space for seating and dining and double doors out onto the side terrace. The double bedroom has double doors to the outside, a dressing area with fitted wardrobes and there is a shower room with W.C.

Outside, the driveway provides good off-road parking and access to the double garage which has a staircase to the large loft/storage/studio currently used as an office, both with power and light. The south facing garden is at the front of the property and consists mainly of lawn, mature boundaries, a decked area adjacent to the kitchen dining room and therefore ideal for outdoor dining, a shed and large storage unit. There is a pathway to the side of the property leading to the rear and out to the road.

FLOOR PLAN:

Approximate Gross Internal Area = 287.0 sq m / 3089 sq ft
 Garage = 43.4 sq m / 467 sq ft
 Total = 330.4 sq m / 3556 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(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	



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