

**CROSSBUSH ROAD**  
Summerley Private Estate  
Felpham, West Sussex



## £825,000 Freehold

A detached, spacious and very well-presented home on the Summerley Private Estate & a few minutes' walk to the beach

### FEATURES:

- Large kitchen breakfast dining room
- South facing vaulted sunroom opening into the sitting room
- Utility & ground floor shower with W.C.
- Four bedrooms, master with en-suite shower room & family bathroom
- Garage & driveway parking for several vehicles
- South facing rear gardens with large, covered terrace & summerhouse
- Offered for sale with no forward chain

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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

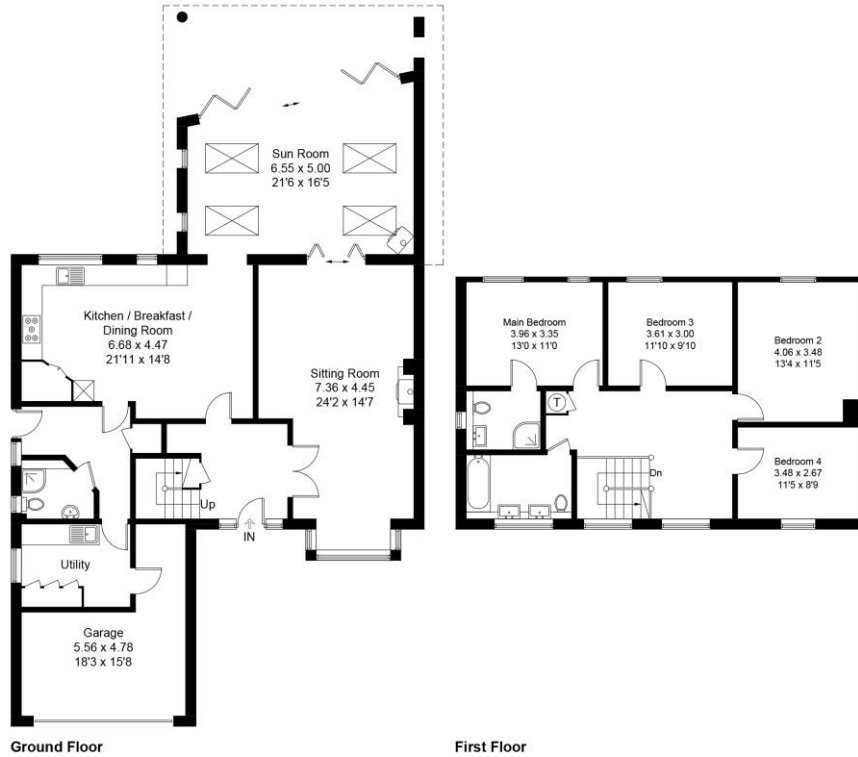
The front door opens into a very large entrance hallway with useful recessed desk area and a door through to the kitchen breakfast dining room which has a range of fitted units and integrated appliances and ample space for dining and occasional seating. There is a door to the side lobby which has a good size larder cupboard, a door to the side of the house, a shower room with W.C. and a door to the utility with additional storage, sink and space and plumbing for white goods. The utility is in the rear of the garage and there is a further internal door to the balance of the garage which has power, light and electric double door. The kitchen opens at the rear to an amazing 21ft wide, vaulted sunroom with log burning stove and bi-folding doors to the covered terrace making it an ideal space for sitting, dining and entertaining. There are double doors through to the sitting room which is 24ft in length with a further log burning stove and bay window to the front. The sitting room can also be accessed via double doors from the entrance hall. On the first floor the staircase opens to a large landing with doors to all bedrooms. Bedroom one, situated to the rear of the property, has an ensuite shower room with W.C. Bedroom two, three and four are all doubles and there is a good size bathroom with double sinks and W.C.

At the rear of the property is a large, covered terrace adjacent to the house which has been superbly designed to create an extension to the property and offering outdoor seating and dining all year round. The rear garden is a real feature of the property being mainly laid to lawn with shrub boundaries and there is a summerhouse with power and light in one corner. At the front of the property is a driveway with parking for several vehicles, a small seating area and access to the garage. There is gated access to the rear garden on both sides of the property. We would highly recommend a viewing to appreciate the space this property offers.



# FLOOR PLAN:

Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft  
(Including Garage)



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.(ID1108920)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	86
(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	



**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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)