

## DARLEY LODGE, STRAND WAY

Summerley Private Estate

Felpham, West Sussex



## £1,000,000 Freehold

A detached, spacious home on the beach front of Summerley Private Estate, requiring modernization throughout.

### FEATURES:

- Kitchen breakfast room with two sets of double doors to side and rear terraces
- 26ft x 22ft Large sitting room with double doors to the front; 17ft x 13ft dining room
- Internal porch opening to ground floor shower room
- Utility room and 23ft store
- Four first floor bedrooms, master with dressing area, W.C, shower and access to balcony
- Second floor with extensive loft space and eaves storage
- Driveway parking for several vehicles & side store
- Rear gardens with lawn, terrace and sheds
- 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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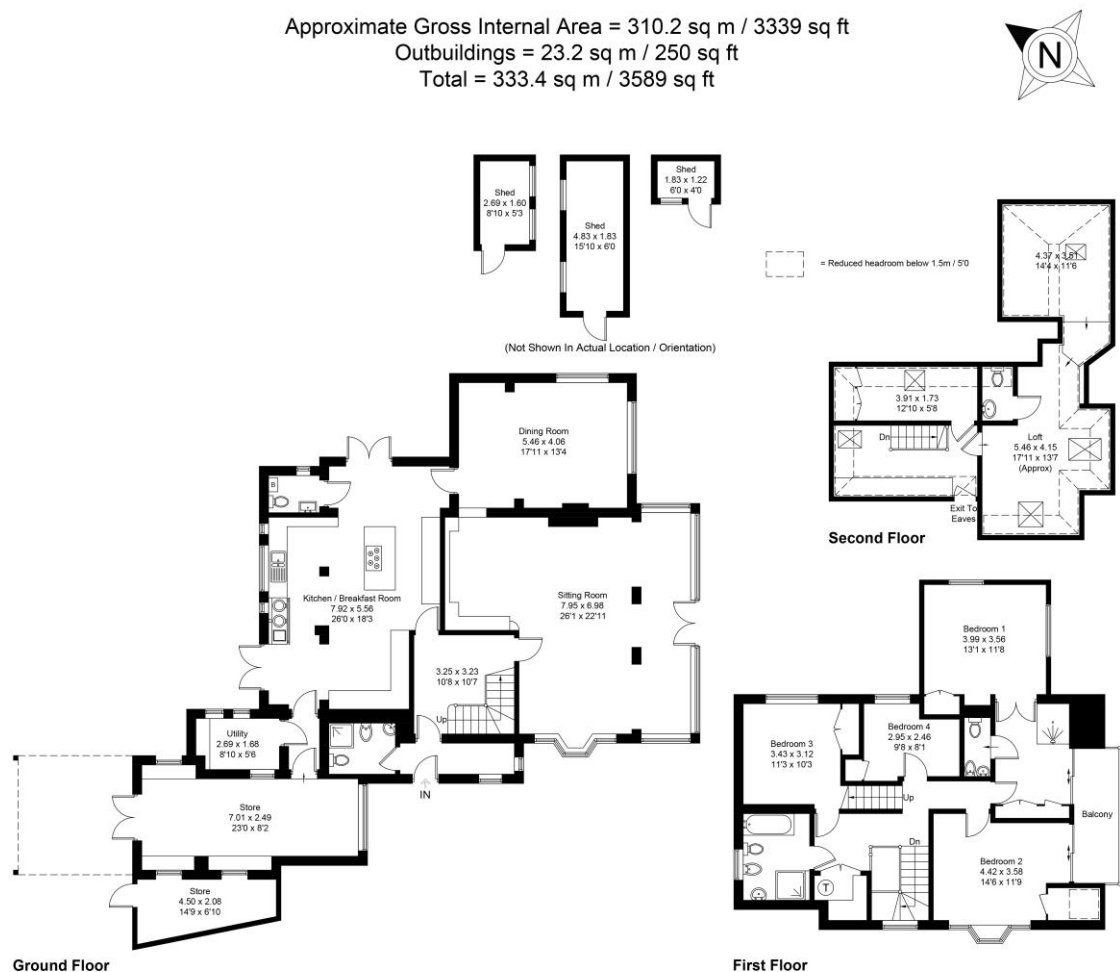
## DESCRIPTION

The front door opens into an enclosed entrance porch with a door to the ground floor shower room and W.C. and then into the entrance hall which has entrances to the sitting room, which is situated to the front of the property, measuring 26ft in width, glazed to the southerly aspect and with double doors to the front. There is a fireplace (open fire) and area of built-in storage and a door through to the dual aspect dining room. Both main reception rooms being south facing with views of the beach. The kitchen breakfast room is situated to the rear of the property, with an additional ground floor W.C. plenty of fitted units and work surface; a large island with hob and drinks fridges, an aga, dishwasher, space for dining and two sets of double doors to the side and rear terraces. There is a door through to the utility room which has space for white goods and a door to the 23ft store with front aspect and double doors to the rear. On the first floor there are four bedrooms; the master with views of the beach; a W.C., shower and dressing area with a door to the south facing balcony affording amazing views of the beach, and promenade west and east. Bedroom 2 (with balcony access) and Bedroom 3 are both good size doubles with fitted storage and there is a smaller Bedroom 4. There is also a family bathroom with bath, W.C, bidet and separate shower. There is a further staircase leading to the top floor which offers extensive loft space and superb views of the coastline.

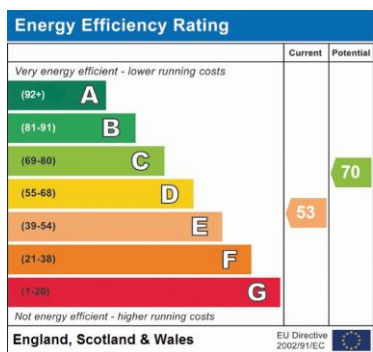
At the rear of the property is a good size terrace which wraps round to the side, a lawn, a raised decked area with covered pergola, ideal for outdoor dining and a large shed at the bottom of the garden. To one side is a store and to the other, further terrace with three sheds and a gate to the front. At the front of the property is a driveway with parking for several vehicles. Whilst the property requires modernisation throughout, we highly recommend a viewing to appreciate the space and opportunity this characterful, beach frontage property has to offer.



FLOOR PLAN:



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