

**Winchester House**  
**SEA DRIVE**  
Summerley Private Estate  
Felpham, West Sussex



**£900,000 Freehold**

**Detached, well-presented 4-bedroom family house on the desirable Summerley Private Estate.**

## **FEATURES:**

- Spacious detached property a minutes walk from the beach
- Stylish kitchen breakfast room, dining room, large triple aspect sitting room
- Master bedroom with range of built-in wardrobes and sea glimpses
- Three further first floor double bedrooms; large family bathroom & separate shower room
- Loft area used as home office, with sea views
- Enclosed rear garden laid to lawn with good size terraces
- Driveway parking & garage

## Winchester House

### SEA DRIVE

Summerley Private Estate

Felpham, West Sussex

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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 neighboring 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 National Park status offer a host of leisure and outdoor pursuits and activities.





# Winchester House

## SEA DRIVE

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Felpham, West Sussex



### DESCRIPTION

5 Sea Drive has been extended and refurbished over time, to create a substantial & versatile family home. The ground floor comprises large, spacious entrance hall leading via double doors to the triple aspect 24ft sitting room which has a fireplace and sliding doors onto the terrace and garden. At the rear of the house, the modern and well-appointed kitchen breakfast room has a range of built-in units with integrated dishwasher, microwave, double oven and refrigerator and a door to the utility room and a door to the back garden. At the front of the house there is a formal dining room and accessed from the entrance hall, is the ground floor W.C. The first floor comprises the master bedroom with a range of fitted wardrobes and sea views. There are three further double bedrooms, a very large family bathroom and a separate shower room. A further staircase leads to the loft room, currently used as an office space, with superb views of the sea. The enclosed rear garden is a good size and is mainly laid to lawn with a terraced area directly adjacent to the house. There are mature borders and a further terrace at the rear of the garden ideal for al fresco dining and there is a summerhouse and greenhouse. At the front there is a good-sized garden, ample driveway parking and a garage with metal up and over doors at both ends.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:  
5 Sea Drive, Felpham, PO22 7NE



## FLOOR PLAN:

Approximate Gross Internal Area = 229.2 sq m / 2467 sq ft  
Garage = 20.3 sq m / 218 sq ft  
Total = 249.5 sq m / 2685 sq ft  
(Excluding Void)



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