

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



**£880,000 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



### 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

Summerley Private Estate

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)



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.(ID605320)



**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.