

# SUMMERLEY LANE

Felpham

West Sussex



## £650,000 Freehold

A detached, spacious and versatile property in a central location, a few minutes' walk to the beach, promenade and village amenities

### FEATURES:

- Large 28ft, triple aspect Sitting Room opening onto Dining/Garden Room
- Kitchen/breakfast Room
- Ground floor Master bedroom with dressing area and en-suite shower room
- 1 further ground floor bedroom and shower room
- First floor double bedroom and bathroom
- South facing side gardens with lawn, side and rear terraces & exterior garden room
- Garage and Utility Room

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## SITUATION

51 Summerley Lane is a substantial house, situated on the corner of Summerley Lane and the entrance to The Summerley Estate, which 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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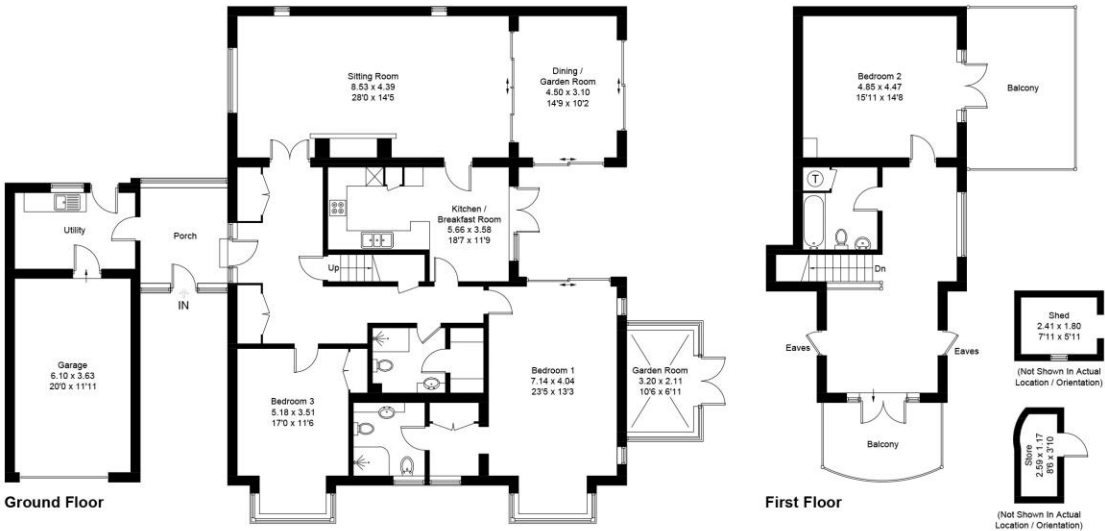
## DESCRIPTION

The front door opens to a good size glazed, enclosed entrance hall with a door through to the utility room with sink and storage with a door to the rear terrace and an integral door to the garage. The main entrance hall to the house is spacious with two double storage cupboards, one housing the boiler, and a large walk-in understairs cupboard. There is a large bedroom to the front of the property with walk-in bay window and double cupboard which could be used as a further reception room. The living dining room is triple aspect with feature, brick fireplace/wall and gas fire. There are sliding doors through to the large dining/garden room which is part glazed with views of the garden. There is a door from the sitting room through to the kitchen breakfast room. The kitchen area has a range of fitted storage units, integrated double oven, space for fridge freezer, fitted hob, extractor, sink and space for dishwasher and there is space for occasional dining. There are also a set of double doors outside to the rear garden. There is a large ground floor shower room with W.C. and double shower and a large, walk-in airing cupboard. The main ground floor bedroom measures 23ft x 13ft and has a large bay window to the front. There is an archway through to a dressing area with double storage cupboard and into the ensuite shower room with W.C., wash hand basin and bidet. A door opens to the staircase which leads up to the first floor and a large, light, open plan area ideal for occasional seating or study with double doors to the west facing balcony. There are two further doors giving access to large eaves storage. There is a first-floor bathroom with bath W.C., wash hand basin and airing cupboard housing the tank. The main first floor bedroom is light and bright with double doors to a south facing balcony and lovely views over the side garden. There is a rear terrace which is enclosed and also gives access round to the side garden and driveway, which consists of a lawn area with a pretty, raised rockery feature, some large established trees and mature green boundaries which provide a good level of seclusion and double doors to the garden room which is attached, but not accessible, from the house. At the front of the property there is driveway parking for several vehicles, gated access to the side garden and access to the single garage with electric roller shutter, power and light.

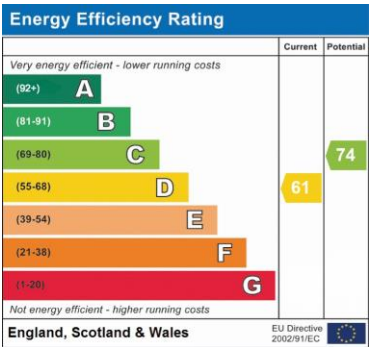


FLOOR PLAN:

Approximate Gross Internal Area = 262.1 sq m / 2821 sq ft  
Outbuildings = 14.2 sq m / 153 sq ft  
Total = 276.3 sq m / 2974 sq ft  
(Including Garage)



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