

RUDWICKS CLOSE

Summerley Private Estate

Felpham, West Sussex



£1,050,000 Freehold

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

FEATURES:

- Large kitchen / breakfast / dining room with bi-folds to rear/side
- Separate Sitting Room
- Games Room/Study & Gym
- Utility Room with door to side & ground floor W.C.
- 17ft x 13ft Master bedroom with dressing room & en-suite shower room
- 3 further bedrooms, family shower room and family bathroom
- Driveway parking & garage
- Rear gardens with lawn, decking & studio

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SITUATION

Rudwicks Close is a quiet cul-de-sac on the sought after Private Summerley Estate, on the eastern side of Felpham Village, a short walk to the beach and into the village where there are wide ranging amenities. Felpham offers a choice of schools, doctor's surgeries, shops and public houses and 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 spacious entrance hall with fitted storage and doors to all main reception rooms. The sitting room is located at the front of the house and there is also a further spacious reception room which could be used as a games room, playroom or study, which opens into a further room, currently used as a gym. The kitchen / breakfast / dining room provides an amazing open-plan family living space consisting of the kitchen area with a range of fitted units and integrated appliances and a large island with space for occasional seating. There is a large area for dining and further space to the rear of the room for relaxed seating. There is a separate utility room with sink, storage and door to the side and a separate ground floor W.C.

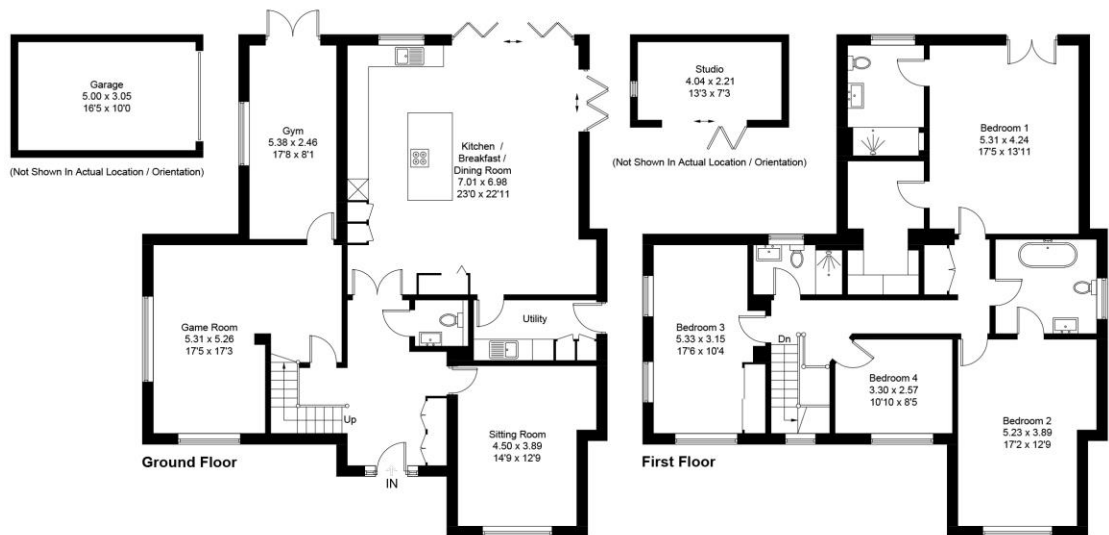
On the first floor the 17ft x 13ft master bedroom has a large ensuite shower room, a dressing room and a Juliette style balcony with views to the rear. There are three further good size bedrooms, a family shower room and a family bathroom.

At the rear of the property, and accessible from the kitchen and gym, is a partially grassed/artificial lawn, a good size decked area, ideal for outdoor seating and dining and a superb studio with power and light, currently used as a home office. The garden wraps either side of the house and at the front of the property is a recently completed driveway, offering off-road parking for several vehicles and access to the garage. We would highly recommend an internal inspection to appreciate the space and versatility of this wonderful property.

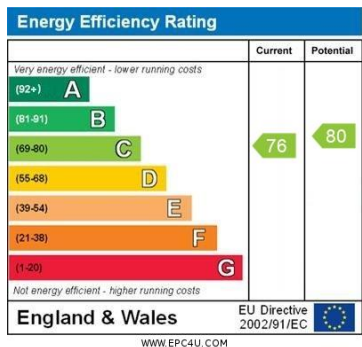


FLOOR PLAN:

Approximate Gross Internal Area = 241.9 sq m / 2604 sq ft
Garage / Studio = 24.2 sq m / 260 sq ft
Total = 266.1 sq m / 2864 sq ft



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