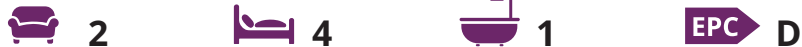




Jacaranda, 69 Crossbush Road, Felpham

A detached family home with delightful gardens.



- ▶ Detached Family House
- ▶ 2,138 Sqft of Accommodation
- ▶ Sitting Room
- ▶ Conservatory
- ▶ Delightful, Private Gardens
- ▶ Private Summerley Estate
- ▶ Four Double Bedrooms
- ▶ Dining Room
- ▶ Driveway and Garage
- ▶ Close to the Beach

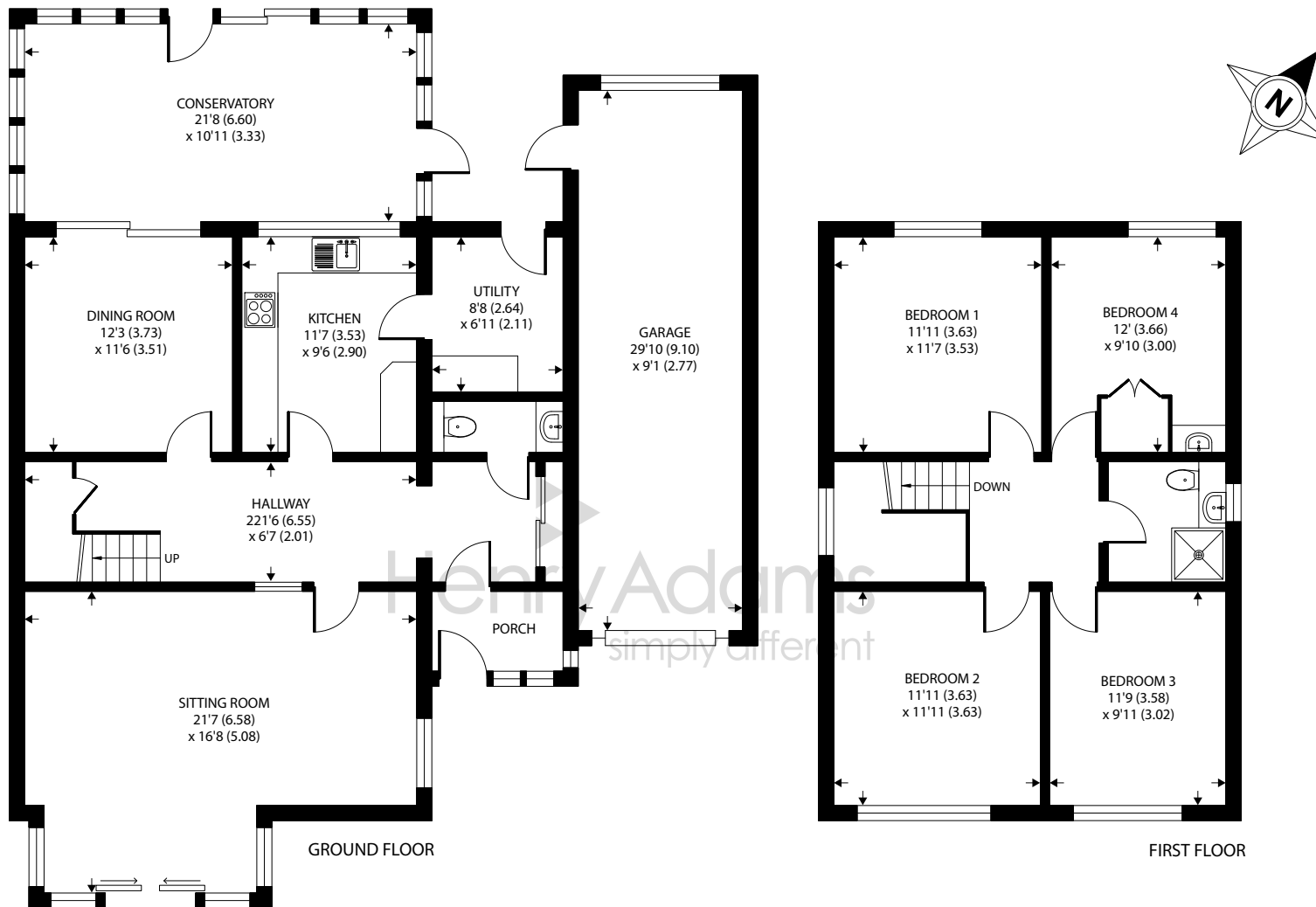
Jacaranda is a well proportioned detached house located on the desirable Summerley Private Estate, within an easy walk to the beach and offered for sale with the benefit of no onward chain. The property has been well maintained by the current owner but now offers potential for modernisation and extension, subject to the usual permissions, if desired.

The accommodation measures 2,138 sqft including the attached tandem garage and briefly comprises: entrance porch and wide hallway with cloakroom. At the front of the property is the spacious sitting room, whilst the kitchen and separate dining room will be found across the rear of the property. These two rooms could be combined to create a kitchen-diner, with the dining room leading onto the conservatory which runs the full width of the house. From the kitchen a separate utility room leads onto the rear garden. Stairs from the entrance hall rise to the first floor where the family bathroom and all four double bedrooms will be found.

Outside, the property is set well back from the road via the lawned front garden and driveway which provides ample parking and leads to the attached tandem length garage. The rear garden is a particular feature of this property and offers a high level of privacy. It is mainly laid to lawn with pond, mature hedges, established borders and is large enough to accommodate a sizeable extension.

Private Estate Charge: We understand the private estate charge is approximately £200 p.a.





Approximate Area = 1867 sq ft / 173.4 sq m

Garage = 271 sq ft / 25.2 sq m

Total = 2138 sq ft / 198.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Crossbush Road forms part of the highly desirable Summerley Estate in Felpham. The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. Historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

Directions

Enter the Summerley Private Estate from Limmer Lane and take the first left hand turning into Crossbush Road. At the crossroads, continue ahead where No 69 will be found on the left hand side shortly before the left hand turning into Limmard Way.

Council Tax Band: F

31/10/23

