



9 Wansford Way

Summerley Estate | Felpham | West Sussex | PO22 7NL

Price £1,250,000
FREEHOLD

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Features

- Superbly Presented Three Storey Detached Family Home
- Extensive Improvements By The Current Owner Occupiers
- Private Estate Setting Close To Beach
- 5 Bedrooms (2 With En-Suite Facilities)
- Superb Open Plan Kitchen/Dining/Family Room
- Living Room, Lounge & Versatile Study/Hobbies Room
- Exceptionally Well Presented Throughout
- 3,498 Sq Ft / 325.0 Sq M (including garage)

This superbly appointed three storey detached home has been greatly improved by the current owners to create a ready to move into home, presented in exceptional condition throughout, along with a highly versatile side extension and is situated within the highly sought after Summerley private estate, a few hundred metres from the promenade and beach. The property boasts an impressive open plan feel to the ground floor along with five bedrooms and three bathrooms.

The private Summerley Estate is owned and managed by the residents who become shareholders of the estate. The estate itself provides access to the promenade and beach creating an ease of access to amenities within Felpham village, which retains a community feel, with its village public houses, sailing club, primary & secondary schools, leisure centre with swimming pool, golf course and a variety of local amenities.

The front door with natural light double glazed flank panel opens into an impressive welcoming entrance hall which flows through to the rear of the property (40' in depth) enabling a view of the garden from the front door. An easy rise carpeted wide staircase leads to the first floor and there is a built-in mirror fronted double cloaks storage cupboard with mirror surround to one wall. A door leads to an elegant under stair cloakroom with modern wall mounted wash basin and wc, while bespoke glazed casement double doors lead into the large open plan kitchen/dining/family room at the rear which measures 38' 5 x 25' overall creating a real feeling of space with two pairs of large double glazed sliding doors to the rear and two feature skylight lanterns with recessed LED strip lighting and electrically operated blinds.

The superbly equipped fitted kitchen offers a comprehensive range of units and large central island with quartz work surface creating a breakfast bar. There are two integrated electric ovens, microwave and warming drawer, larder fridge and separate freezer, dishwasher and induction hob with feature integrated extractor, along with an inset sink unit with rinsing tap and a bespoke concealed coffee station.

Bespoke glazed double casement doors lead from the dining area through to a lounge style snug, while a door from the kitchen leads into a separate utility room with further fitted storage units, work surface, sink unit, space and plumbing for a washing machine and dryer, double glazed door to the side and a further door into the integral garage measuring with electrically operated roller door, power and light, wall mounted modern gas boiler and mains fed water tank.

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The lounge/snug has an open plan walkway into the living room at the front, a door to the kitchen and door to a recently added adjoining highly versatile home office/hobbies room which measures 32' 8" x 6' 4" with a door to the rear into the rear garden, along with two natural light skylights and a door to the front into a useful cloaks storage room with floor to ceiling fitted storage units to one wall and a window to the front. The living room has a large double glazed window to the front, feature display alcove and feature recessed fireplace with media station recesses over.

The first floor provides a generous landing with feature staircase to the second floor, four good size bedrooms, a superbly appointed family bathroom with free standing shaped round top bath, sink unit with storage under, close coupled wc and recess storage cupboard with adjacent shelving. In addition the first floor boasts a modern shower room which is accessible from the landing and from Bedroom 2 creating a Jack and Jill style en-suite facility with oversize shower cubicle with dual shower, large wash basin with storage drawers under and close coupled wc.

The second floor offers a small landing with door to a fully functional dressing room with bespoke fitted furniture with a double glazed skylight window. The master bedroom measures an impressive 22' 8" x 14' 7" overall with double glazed doors to the rear with glazed Juliet balcony enjoying roof top views, a further walk-in dressing room with double glazed skylight to the front and additional en-suite shower room with oversize shower cubicle with dual shower, wc and wash basin.

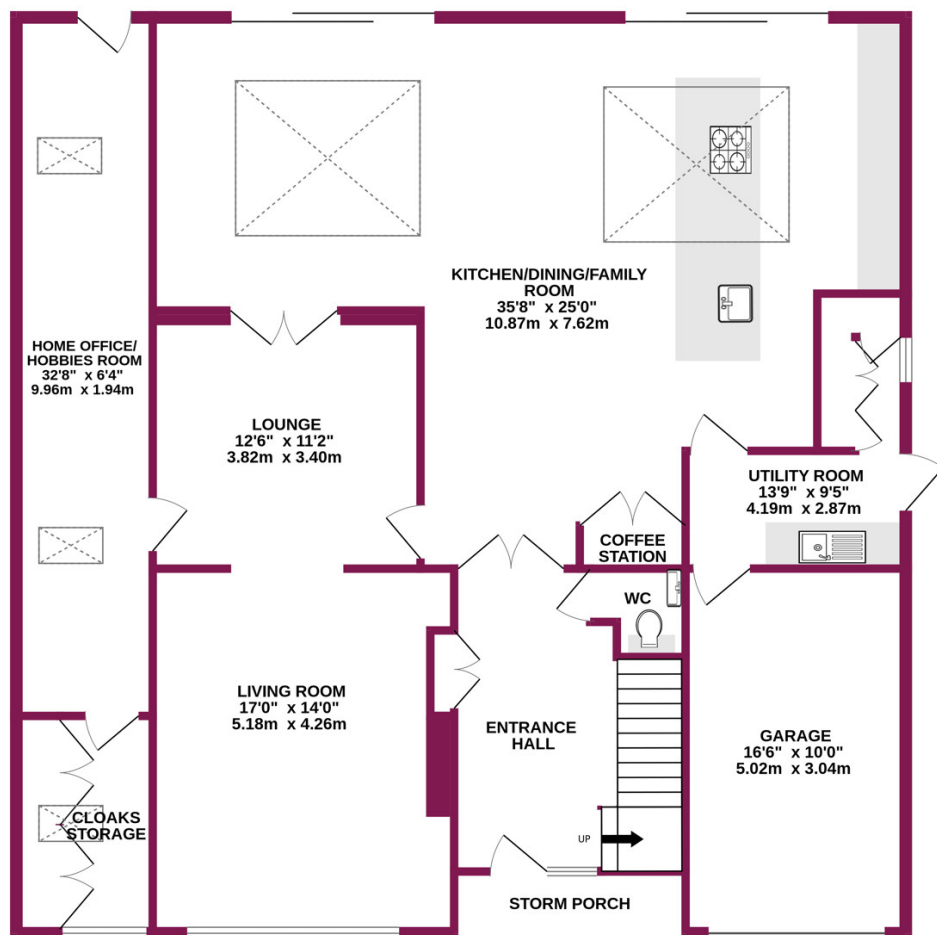
Externally there is on-site parking for several vehicles at the front on the gravel carriage driveway, while to the rear there is a fully enclosed garden measuring approximately 63' deep x 50' wide with lawn, good size paved sun terrace, access gate at the rear, storage shed and feature cabin style summer house with internal measurements 12' 3 x 9'.

A viewing of this superbly appointed home is essential to fully appreciate the size of accommodation on offer and exceptional condition.

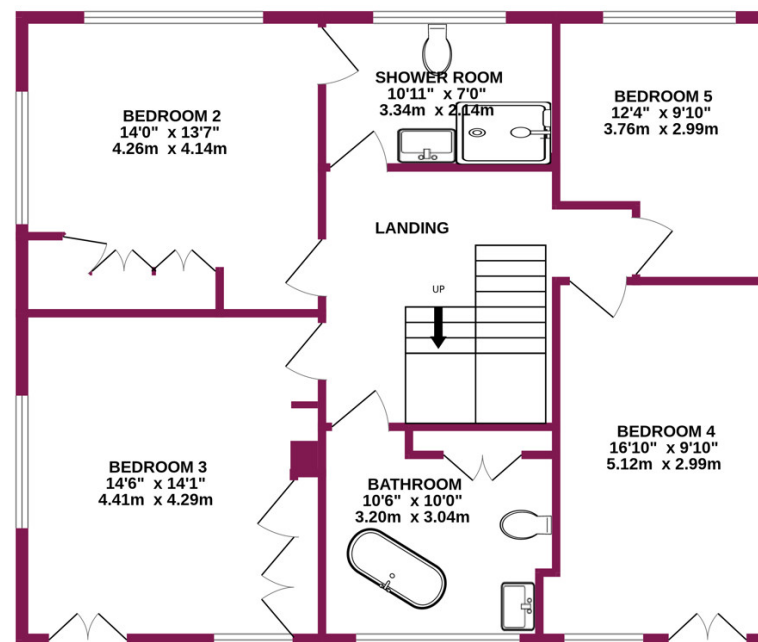




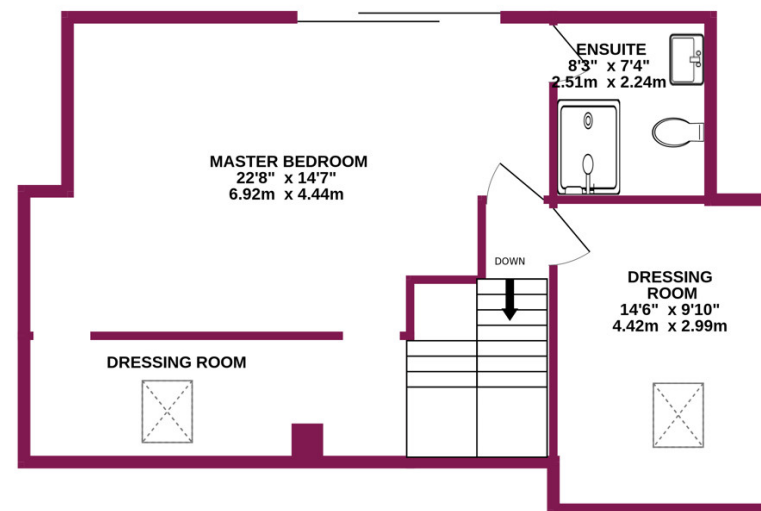
GROUND FLOOR
1774 sq.ft. (164.8 sq.m.) approx.



1ST FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



2ND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

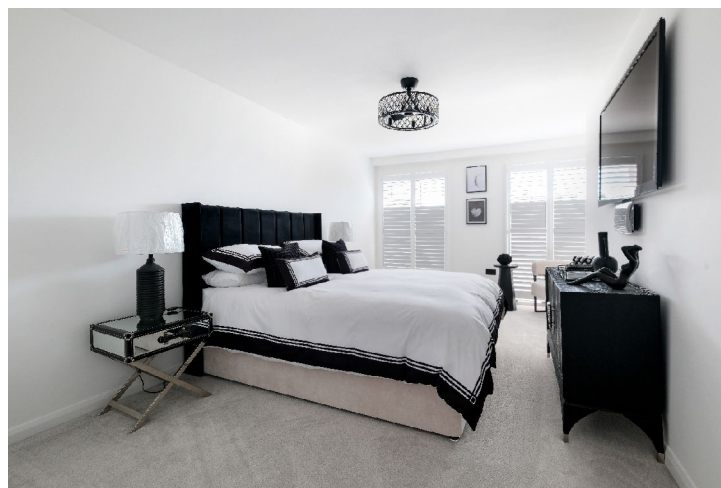


TOTAL FLOOR AREA : 3498 sq.ft. (325.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Current EPC Rating: C (74)

Council Tax: Band F £3,351.48 p.a. (Arun District Council / Felpham 2025 - 2026)

Summerley Private Estate Contribution: Approx £300.00 p.a. (2025 - 2026)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.