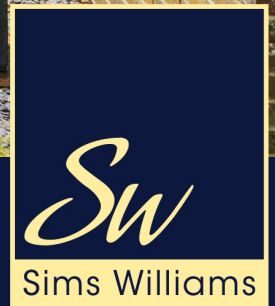




CROSSBUSH ROAD | FELPHAM | PO22 7LT



36 CROSSBUSH ROAD, FELPHAM, PO22 7LT

£850,000 FREEHOLD

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Diner
- Downstairs Cloakroom
- South Facing Garden
- Garage & Parking
- Private Seafront Estate

Crossbush Road is located within the prestigious Summerley seafront private estate of Felpham. The estate benefits from direct access to the promenade and beach. Within close proximity to the property, there are amenities such as shops, cafes, restaurants, and popular schools. Felpham village is located under 1.5 miles west of the property and is a favourite with locals for its pubs and The Lobster Pot cafe. The Cathedral city of Chichester can be found 8 miles from the property and boasts well revered schools, the Festival Theatre and a popular shopping centre

This well-presented property offers spacious and versatile living over three floors, ideal for modern family life. Upon entering, there is a hallway that leads to a courtesy door into the garage and the downstairs cloakroom, as well as the stairs ascending to the first floor. To your right is a good-sized sitting room, which would make an ideal snug.

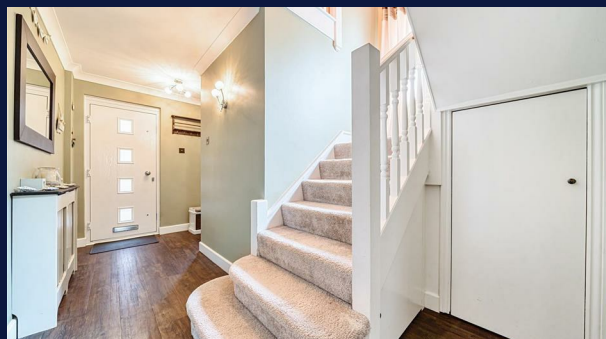
Upon entering, there is a hallway that leads to a courtesy door into the garage and the downstairs cloakroom, as well as the stairs ascending to the first floor. At the end of the hallway, you can find the sizable open plan kitchen/dining room. The kitchen has a range of base and eye-level units, as well as a triple aspect and ample room for a dining table. To the rear of the property, there is a family room which benefits from a lofted ceiling and Velux windows, as well as doors onto the garden.

Furthermore, there is a games room/reception room off the family room, with lofted ceilings and double doors opening onto the garden.

The first floor features a spacious family bathroom with a shower and freestanding bath, along with three double bedrooms. The master bedroom includes a modern ensuite shower room and built-in wardrobes.

There is a staircase leading to the second floor, where you'll find the fourth bedroom with large south-facing windows and access to eaves storage.

At the front of the property, there is plenty of off-road parking available through a block paved driveway, electric charging point and a garage with an up-and-over metal door. To the rear, there is a south-facing secluded garden that consists mainly of a lawn, along with a paved seating area and an additional raised deck seating area toward the back. The garden also boasts a studio with two rooms, equipped with power and insulation, providing a particular benefit to those seeking a separate work space.









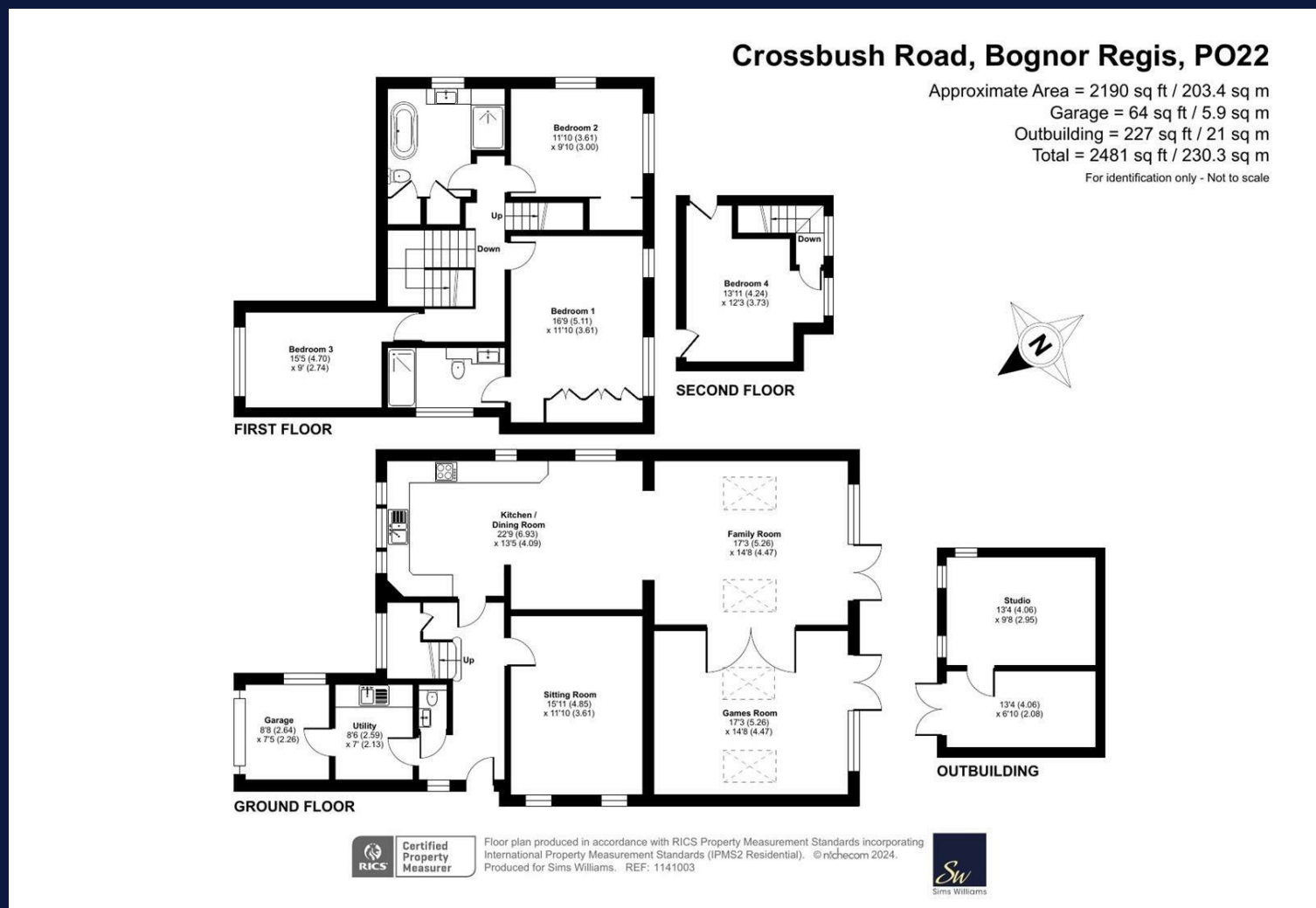




EPC Band - Current - D Potential - D

Council Tax Band F

From the roundabout at the junction of Middleton Road and Felpham Way on the A259, continue along Felpham Way. Take the 2nd right into Summerley Lane. At the end of the lane, just past the village shop, turn left onto the Summerley Estate and continue along Limmer Lane. Carry on over the first roundabout, then turn left onto Wansford Way, and then left again into Crossbush Road. The house can be found on your left.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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