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Sims Williams



6 RUDWICKS CLOSE, FELPHAM, WEST SUSSEX, PO22 7NG



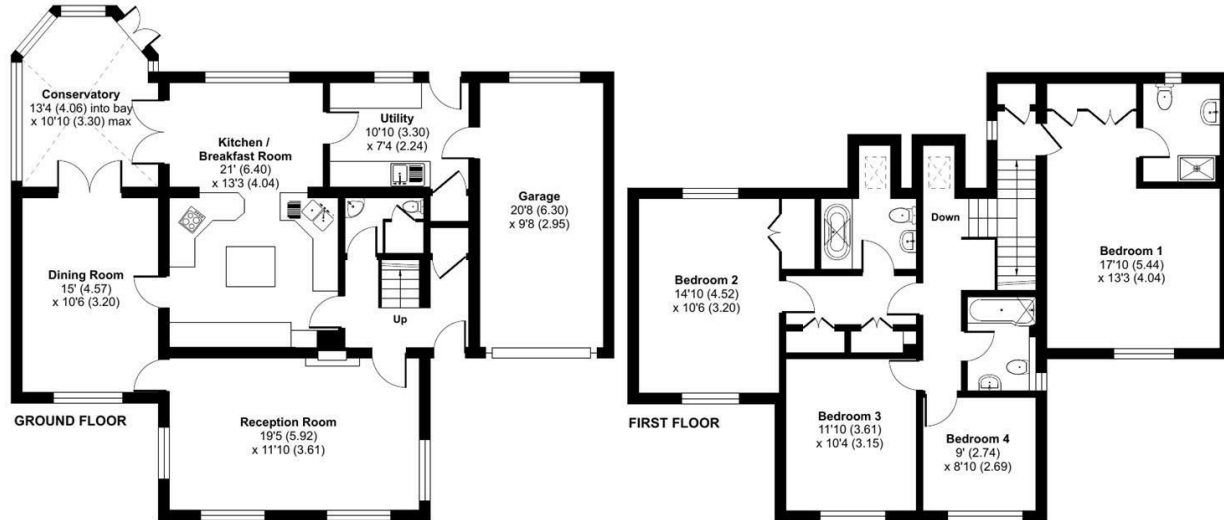
# Rudwicks Close, Bognor Regis, PO22

Approximate Area = 2041 sq ft / 189.6 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 2241 sq ft / 208.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sims Williams. REF: 1160463



# £675,000 Freehold

6, RUDWICKS CLOSE,  
FELPHAM,  
WEST SUSSEX, PO22 7NG

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Kitchen/Diner
- Conservatory
- Utility Room
- Ample Parking & Garage
- Private Estate

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = E

Rudwicks Close 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. North of the property you can find the South Downs National Park and the Goodwood Estate, which holds the world renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 8 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

This spacious detached house offers versatile and spacious accommodation over two floors having been extended by the current owner. Upon entering, there is a hallway with a storage cupboard, stairs to the first floor, a downstairs cloakroom, kitchen and access to the main reception room, which enjoys a triple aspect. There is also a door leading to the dining space, which in turn has double doors leading to a conservatory. The kitchen has a central island, an opening to a further dining space and access to a sizable utility room.

Ascending the stairs to the first floor, there is a bright landing. To the rear of the property is the extension over the top of the garage, which now comprises a master bedroom

suite with built-in wardrobes and an en suite shower. Furthermore, there is a family bathroom and three further double bedrooms, with bedroom two boasting an en suite and built-in storage space.

Outside, to the front, there is ample parking via a private driveway, an established front garden, and access to the garage via a metal door. The garage also benefits from a courtesy door leading into the utility room. To the rear of the property is a further established garden with lawn, paved seating areas, and side access.

### Disclaimer

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.

### Directions

From the roundabout at the junction of Middleton Road and Felpham Way on the B2259, continue along Felpham Way, taking the second left into Summerley Lane. At the end of the lane, just past the village shop, turn left onto the Summerley Estate and then turn left onto Crossbush Road. Continue along Crossbush Road, going straight over the mini roundabout, and take the third left onto Rudwicks Way and Rudwicks Close can be found on your left.



