



38 Crossbush Road, Felpham

Guide Price £670,000



38 Crossbush Road

- Spacious Detached House
- Summerley Private Estate
- 2,259 Sq Ft in Total
- 3 Double Bedrooms
- 4 Reception Rooms
- 2 Bath/Shower rooms
- Kitchen-Breakfast & Utility
- Integral Garage & Driveway
- South Facing Rear Garden
- Plot Size 0.2 Acres

Located within the highly sought-after Summerley Private Estate and within easy reach of the promenade, this impressive detached house offers a rare opportunity to secure a substantial family home in a prestigious setting. Further salient points include the generous 0.2 acre corner plot with private, south facing rear garden.

Spanning a spacious total of 2,259 sq ft, the property boasts an abundance of space and versatility, with a thoughtful layout designed to accommodate both relaxed family living and elegant entertaining. A welcoming entrance hall leads you into a series of four generous reception rooms, including a bright and airy sitting room, a garden room, large L-shaped dining-family room along with a dedicated study perfect for home working. The study could easily be utilised as a playroom, or potentially a fourth bedroom and is conveniently located close to the ground floor bathroom, making it ideal for visitors.

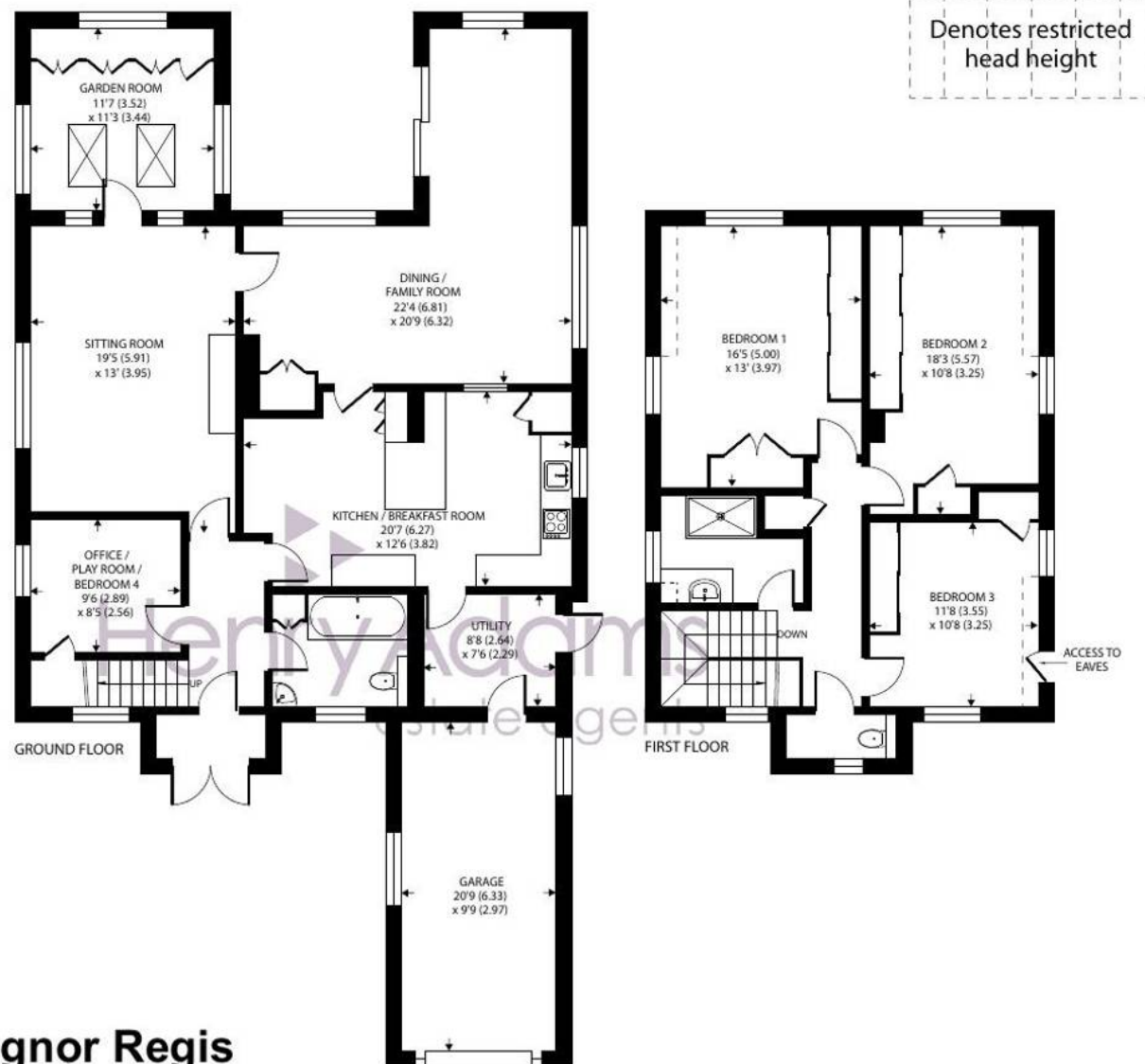
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Crossbush Road, Bognor Regis

Approximate Area = 2031 sq ft / 188.6 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 2259 sq ft / 209.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1512760

The large kitchen-breakfast room provides ample working space and storage, and leads on to the separate utility room with a further door into the integral garage.

Upstairs, the modern family bathroom has been converted into a practical shower room and is complemented by the separate WC, while each of the three double bedrooms provides a peaceful retreat, with plenty of space for furnishings and restful décor.

Outside, the property's enviable corner plot position ensures a sense of privacy and exclusivity, further enhanced by an integral garage and a generous driveway that offers ample parking for residents and guests alike.

Crossbush Road is located within the highly desirable Summerley Estate, a private estate adjoining the beach, promising a wonderful coastal lifestyle and all within easy reach of the Felpham village facilities. Here a range of local facilities and independent shops including a post office will be found whilst the golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What 3 Words ///eaten.misty.marble

Private Estate Charge: We understand the private estate charge is currently £300 p.a.

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: E





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