

**BRAMFIELD ROAD**  
Summerley Private Estate  
Felpham, West Sussex



## £595,000 Freehold

A detached, well-presented home, in a quiet position on the Summerley Private Estate just a few minutes' walk to the beach and promenade

### FEATURES:

- Kitchen/breakfast room
- Utility & ground floor W.C.
- 23ft Living/Dining Room opening into the Garden Room
- Master bedroom with en-suite shower room
- 2 further bedrooms & family bathroom
- Garage & Driveway parking
- Low maintenance rear gardens

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## SITUATION

The Summerley Estate is a private coastal estate located on the eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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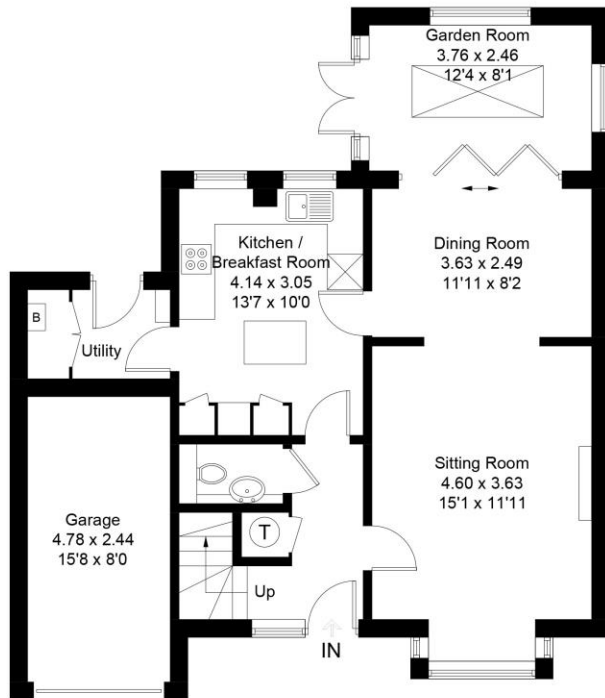
## DESCRIPTION

A well-presented detached house with spacious accommodation situated in one of the village's desirable private estates, in a quiet cul-de-sac. The ground floor comprises of entrance hall with a door leading to a spacious open plan living room which opens into the dining room and bi-fold doors into the garden room which has a vaulted ceiling and double doors to the rear patio/terrace. There is a modern, fitted kitchen with an island for breakfast and occasional dining, a utility room with door to the rear and a ground floor cloakroom. The first floor comprises of a landing with access to the loft; three bedrooms, the spacious master has an en-suite shower room; bedroom 1 and 2 have fitted wardrobes and storage and there is a further bathroom. At the front of the property there is a paved driveway with off-road parking for two cars and access to the garage which has an up and over door. The rear garden is completely paved and secluded with mature trees and shrubs. Further benefits include gas central heating and double glazing. The property is offered for sale with no forward chain.

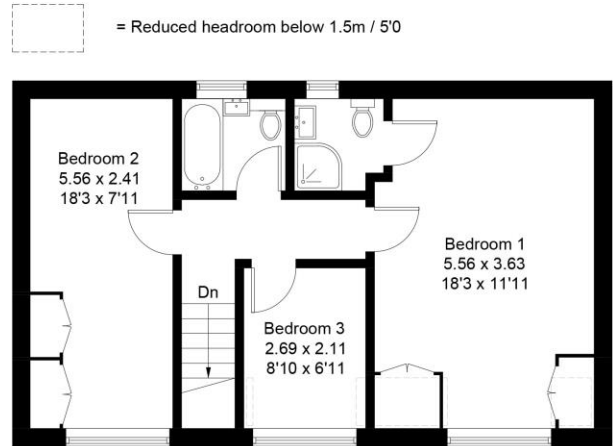


# FLOOR PLAN:

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 130.5 sq m / 1405 sq ft



**Ground Floor**



**First Floor**

Created by **BAY TREE ESTATES - Telephone 01243 850451.**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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