



78 Crossbush Road, Felpham PO22 7LZ

Guide Price £895,000 Freehold



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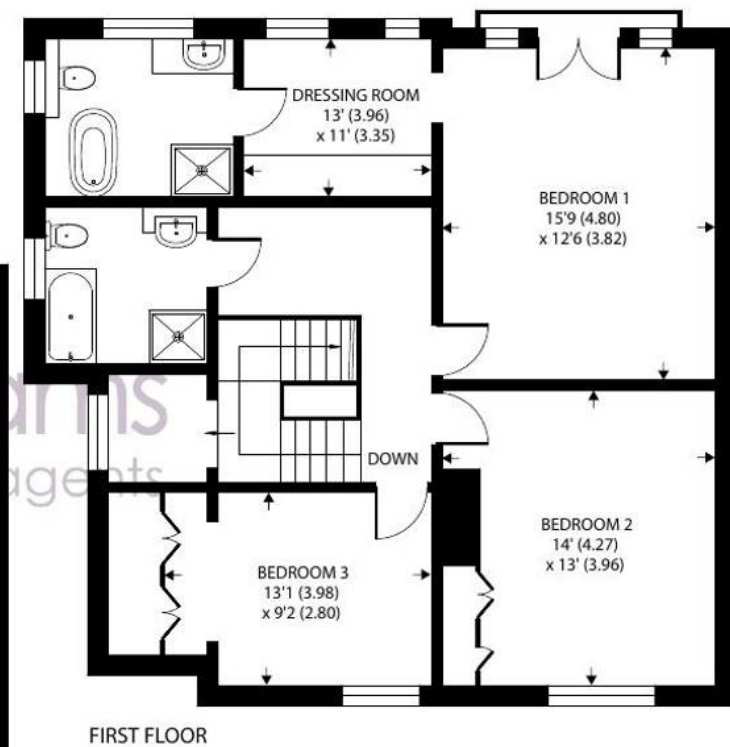
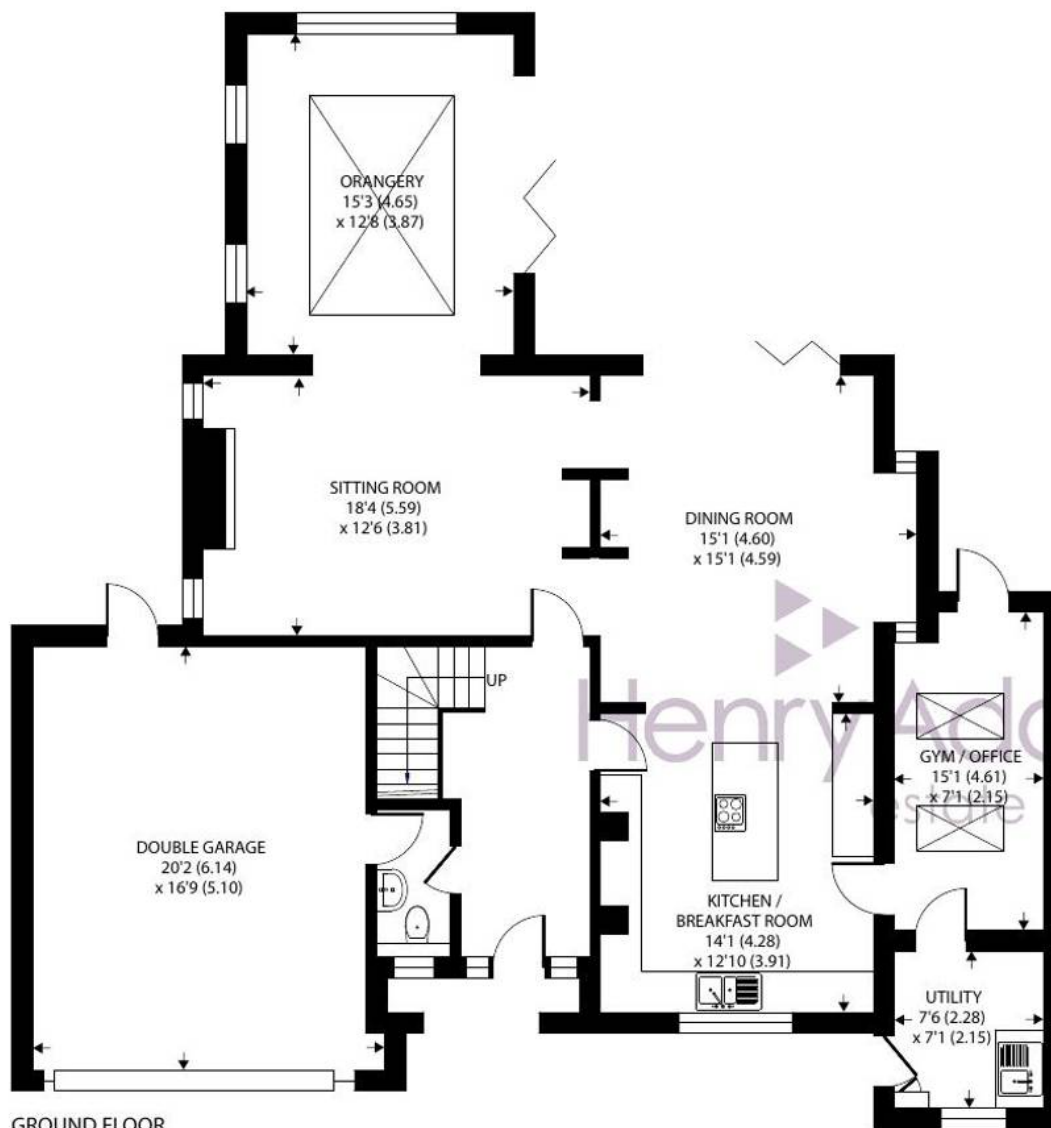
- A Distinguished, Character House
- Beautifully Presented
- Extended to Provide a Total of 2,433 Sq Ft
- Principle Bedroom with Dressing Room & En-Suite
- 2 Further Double Bedrooms
- 29 ft Kitchen-Dining Room & Utility
- Sitting Room & Study/Gym
- Stunning Orangery
- Delightful, South Facing Rear Garden
- Double Garage & Driveway

This distinguished character house, beautifully presented throughout, offers an exceptional blend of timeless charm and modern comfort, set within the exclusive and highly sought-after Summerley Estate, just a short stroll from the beach.

Extended to an impressive 2,433 sq ft, remodelled and modernised by the current owners, the property welcomes you with a sense of warmth and space from the moment you step inside. The heart of the home is the expansive 29 ft kitchen-dining room which opens onto the rear garden via the bi-fold doors. Thoughtfully designed for both family gatherings and entertaining the kitchen offers ample working space and cabinetry, and is complemented by an adjoining utility room. Flowing seamlessly from the kitchen-dining room is the spacious sitting room with its feature fireplace and wood burning stove, perfect for cosy evenings and followed by the stunning orangery which provides an inviting retreat, bathed in natural light via the roof lantern, perfect for relaxation or enjoying views of the delightful south-facing rear garden.







Approximate Area = 2112 sq ft / 196.2 sq m
 Double Garage = 321 sq ft / 29.8 sq m
 Total = 2433 sq ft / 226 sq m

For identification only - Not to scale



The study offers a peaceful space for work or could easily serve as a gym or playroom, catering to a variety of lifestyle needs. A ground floor cloakroom/WC completes the ground floor.

Upstairs, the principal bedroom is a true sanctuary, featuring a Juliet balcony, a generous dressing room and a luxurious en-suite with shower and separate shower cubicle. Two further double bedrooms ensure ample space for family or guests. Every room has been finished to a high standard, blending character features with contemporary touches for a harmonious living environment. Practicality is well considered, with a double garage and a driveway providing secure parking and additional storage.

Crossbush Road is located within the highly desirable Summerley Estate, a private estate adjoining the beach and within easy reach of the Felpham village facilities and promising a wonderful coastal lifestyle. 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 ///sage.steep.leaned

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

Council Tax band: F

EPC-D









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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.