



Guide Price
£345,000

Freehold

2x  1x  1x 

**Summerhill Drive,
Felpham, Bognor Regis,
West Sussex PO22**

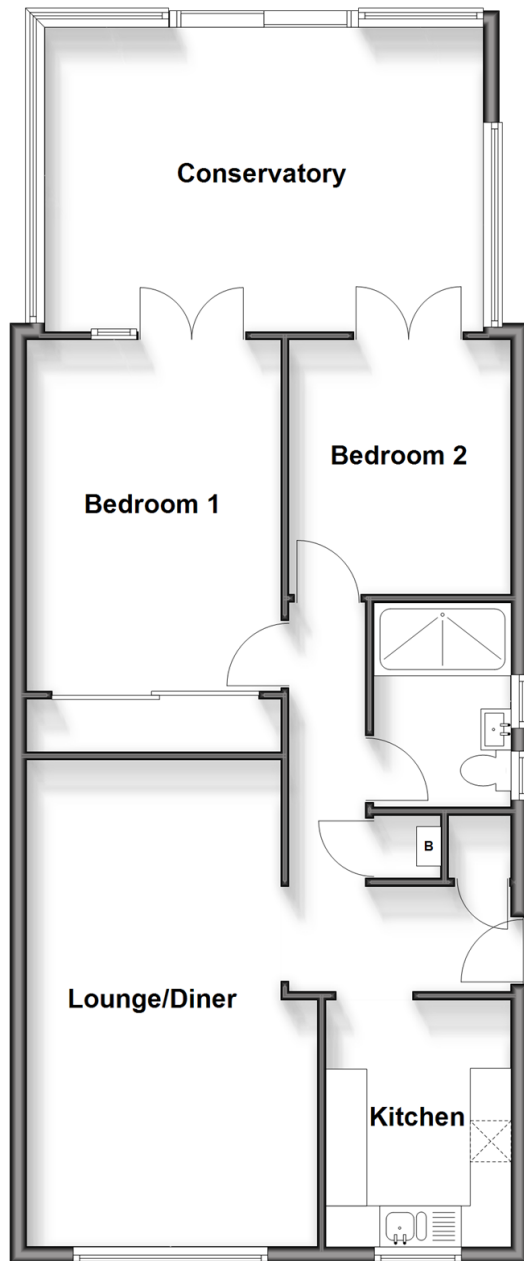
OVER 60?

Secure this property
for up to **59% less!**

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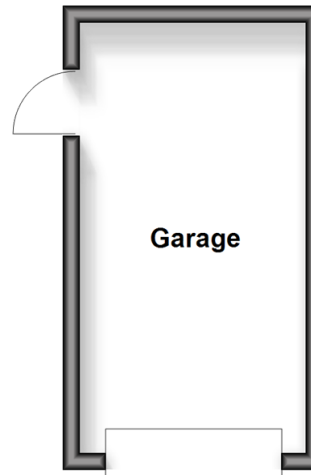
Ground Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



Outbuilding

Approx. 14.6 sq. metres (157.3 sq. feet)



Accommodation

GROUND FLOOR

Hall

Lounge/Diner: 19'6 at widest point x 11'9 at widest point (5.95m x 3.58m)

Kitchen: 9'5 x 7'3 (2.87m x 2.21m)

Shower Room

Bedroom 1: 14'1 up to fitted wardrobes x 10'3 (4.30m x 3.13m)

Bedroom 2: 10'1 x 9'1 (3.08m x 2.77m)

Conservatory: 17'5 x 12'3 (5.31m x 3.74m)

OUTSIDE

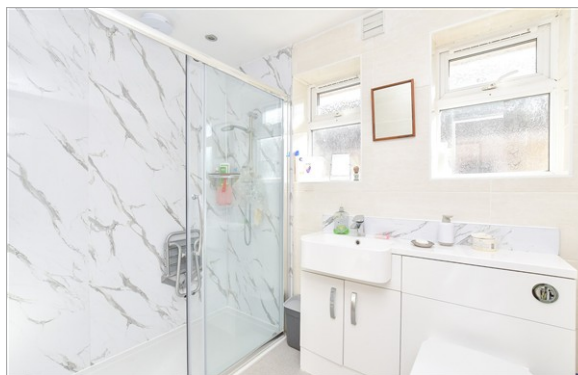
Front Garden

Rear Garden

Off Street Parking

OUTBUILDING

Garage



Main features

- Re-fitted modern shower room
- Private and peaceful rear garden
- Good bus links giving easy access along the coast
- Highly sought after private estate
- We are advised the estate fees are only circa £40 per annum



Nearest Schools

Primary Schools: Bishop Tufnell CofE Junior School, Felpham 0.2 miles, Downview Primary 0.9 miles, Edward Bryant Primary 1.8 miles. Secondary Schools: Felpham Community College 1.0 miles.



Transport Information

Train Stations: Bognor Regis 2.0 miles, Barnham 2.3 miles, Ford 3.2 miles



Address

Summerhill Drive, Felpham, Bognor Regis, West Sussex PO22



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(72)	B(88)

40204818/20251006/GS1/SC