

## FIRST AVENUE

Summerley Private Estate

Felpham, West Sussex



## £1,250,000 Freehold

A beautifully presented, spacious & stylish home on the Summerley Private Estate, a minutes' walk to the beach and promenade

### FEATURES:

- L-shape Kitchen / Dining / Family room with double doors to rear
- Sitting Room, Snug & Study
- 22ft x 18ft Studio (soundproofed and direct access to garden)
- Utility Room & W.C.
- 22ft x 17ft Principal Suite with walk-through dressing area & en-suite bathroom
- 4 further bedrooms, (bedroom 2 with ensuite) and family bathroom
- Driveway parking & garage
- Secluded west facing gardens with lawn & terrace
- 3,700 square feet

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## SITUATION

First Avenue is located on the sought after Private Summerley Estate, on the eastern side of Felpham Village, a short walk to the beach and into the village where there are wide ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun leisure centre with swimming pool, beaches, sailing and sports club. 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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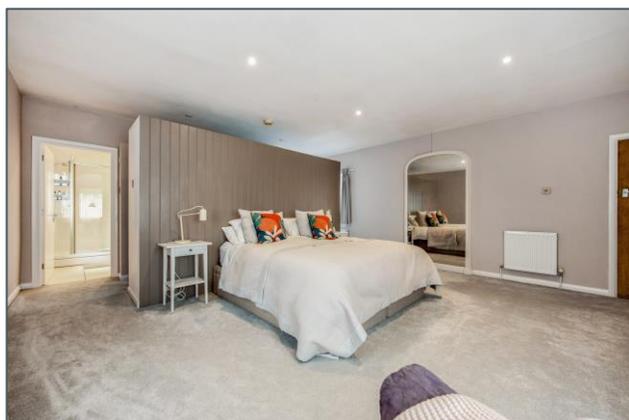
Felpham, West Sussex



## DESCRIPTION

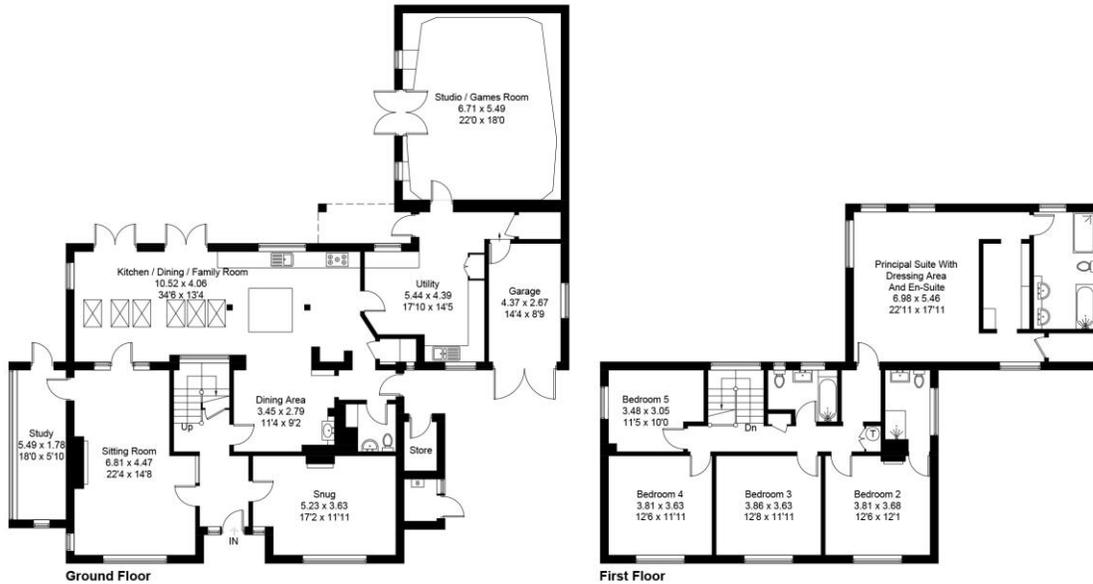
The front door opens into a good size entrance hall with original wooden flooring, leading through to the spacious sitting room, with fireplace and front aspect and a further door through to the stunning L-shaped kitchen / dining / family room which is beautifully appointed and consists of a contemporary kitchen area with fitted units and integrated appliances, a large island suitable for occasional seating, a large dining area and a superb family area ideal for occasional seating with two sets of double doors out to the terrace and garden beyond. The utility room, directly accessible from the kitchen, houses further storage, a sink and space for appliances. This leads through to the 22ft x 18ft soundproofed studio which has double doors to the garden. There is also a door through to the garage, a further store cupboard and a ground floor W.C. There is a further reception room at the front of the property, also with fireplace, which would make a useful snug or playroom and a further study with a door to the rear. The galleried stairs, overlooking the kitchen, lead up to the first floor where there are five bedrooms. The principal suite consists of a double aspect, light and spacious bedroom with views over the garden, a cleverly designed walk-through wardrobe and a large ensuite bathroom with bath and separate shower. Bedroom two also has an ensuite shower room and feature fireplace and there are three further double bedrooms and a family bathroom.

Externally, there is a terrace adjacent to the rear of the property with ample space for outside entertaining and a good size west facing garden, mainly laid to lawn, with trees and mature boundaries, providing a good level of seclusion. At the front of the property is a mature hedgerow providing privacy to the front facing rooms, driveways on both sides of the property providing off-road parking for multiple vehicles and an outside store. Being just a few steps from the promenade and beach, "Three Gables" is a stylish and spacious home in a wonderful setting, and we would highly recommend an inspection both internally and externally to appreciate its fantastic features.



# FLOOR PLAN:

Approximate Gross Internal Area = 339.2 sq m / 3651 sq ft  
 External Store = 4.6 sq m / 49 sq ft  
 Total = 343.8 sq m / 3700 sq ft  
 (Including Garage)



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1274873)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



**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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