

## SUMMERHILL CLOSE

Felpham  
West Sussex



## £765,000 Freehold

Spacious and versatile family home with good size rear gardens in quiet, cul-de-sac location

### FEATURES:

- Five first floor double bedrooms & family bathroom
- (Principal bedroom with large ensuite bathroom/sauna & walk-in closet)
- Kitchen / breakfast / dining room with doors to rear
- Sitting Room, Dining Room & Study
- Utility Room & W.C.
- Further Ensuite ground floor bedroom 6, sitting room & kitchen
- Integral access to double garage; Driveway parking at front and side
- Rear gardens with terrace, store/workshop

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## SITUATION

Situated on Summerhill Close, within the desirable private Hurstwood Estate, the property is conveniently located within walking distance to many village amenities including shops, schools and public houses. The beach is within easy walking distance, while excellent recreational facilities are nearby, including a sports centre with swimming pool and sailing clubs. Regular bus routes provide connections to Bognor Regis and Chichester, with the historic town of Arundel also within easy reach. The renowned Goodwood Estate, home to the Festival of Speed and Revival, is close by, along with the South Downs National Park, offering a wealth of outdoor pursuits. 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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## DESCRIPTION

From the enclosed, glazed entrance porch, the double front doors open into the entrance hallway with a door through to the dining room with bay window to the front and a further reception room, currently used as a study, also with bay window to the front. The kitchen / breakfast / dining room has a range of built-in units and space for appliances, a breakfast bar for occasional seating and a good size area for dining with sliding doors out to the rear. The 21ft sitting room, has a fireplace and sliding doors to the rear and also has space for dining, if required. There is a door through to an inner lobby, leading to a further sitting room, ensuite bedroom and a kitchen with door to the side, and off-road parking. These rooms could provide an ideal opportunity for annex-style living. The utility room, which includes a separate W.C. with wash basin, leads through to the spacious double garage which has two separate doors, power and light.

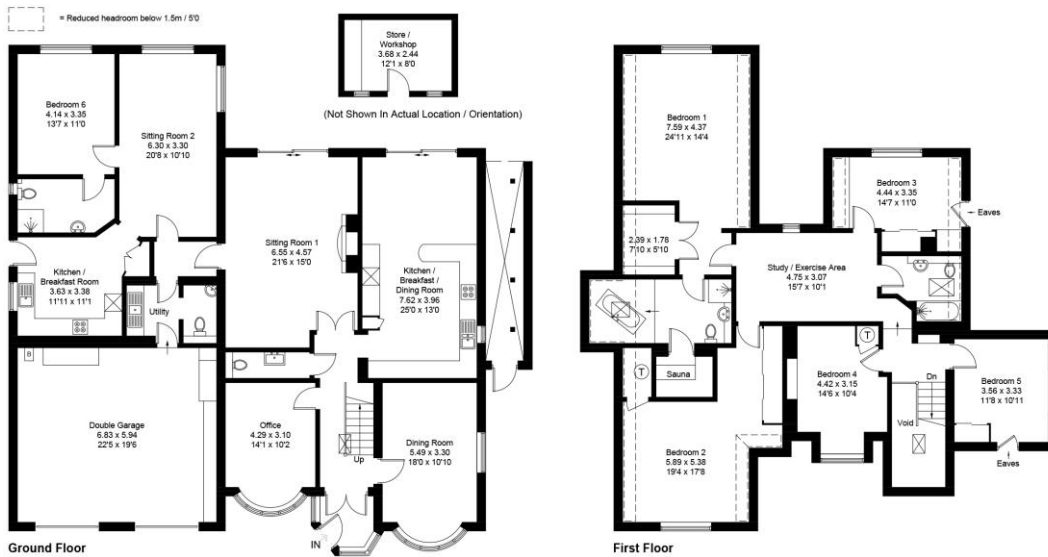
On the first floor, the principal suite consists of a 24ft long bedroom with walk-in closet and an ensuite bathroom with sunken bath, separate shower and sauna. There are four further double bedrooms, three with built-in storage and bedroom 5 with walk-in eaves storage. There is also a family bathroom and a very large landing which could be used as a play, study or exercise area.

At the rear of the property, is a lovely, secluded garden, consisting of areas of lawn, raised beds and a good size terrace adjacent to the rear of the property. There is gated side access to the front of the property where there is off-road parking for several vehicles. We would highly recommend an inspection of this property to appreciate the space and flexibility of the accommodation and gardens.



# FLOOR PLAN:

Approximate Gross Internal Area = 367.8 sq m / 3959 sq ft  
 Store / Workshop = 9.1 sq m / 98 sq ft  
 Total = 376.9 sq m / 4057 sq ft  
 (Excluding Void)



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> |                         |           |
| (55-68)                                     | <b>D</b> | 69                      | 75        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |          |                         |           |



**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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