

# SHERATON LODGE, BROOMCROFT ROAD

Summerley Private Estate

Felpham, West Sussex



## Offers in Excess of £650,000 Freehold

No forward chain. Four bedrooms. South facing garden. Private Marine Estate.

### FEATURES:

- Kitchen breakfast room
- Large south facing living room looking on to a secluded garden
- Dining room opening into conservatory
- Study, Utility room & ground floor W.C.
- Four first floor bedrooms & family bathroom
- 28ft long garage & additional store areas
- Ample driveway parking
- Good size rear gardens with lawn, terrace, summerhouse and potting shed
- No forward chain

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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 and local train stations from Bognor Regis and Barnham that run directly to London Victoria. 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

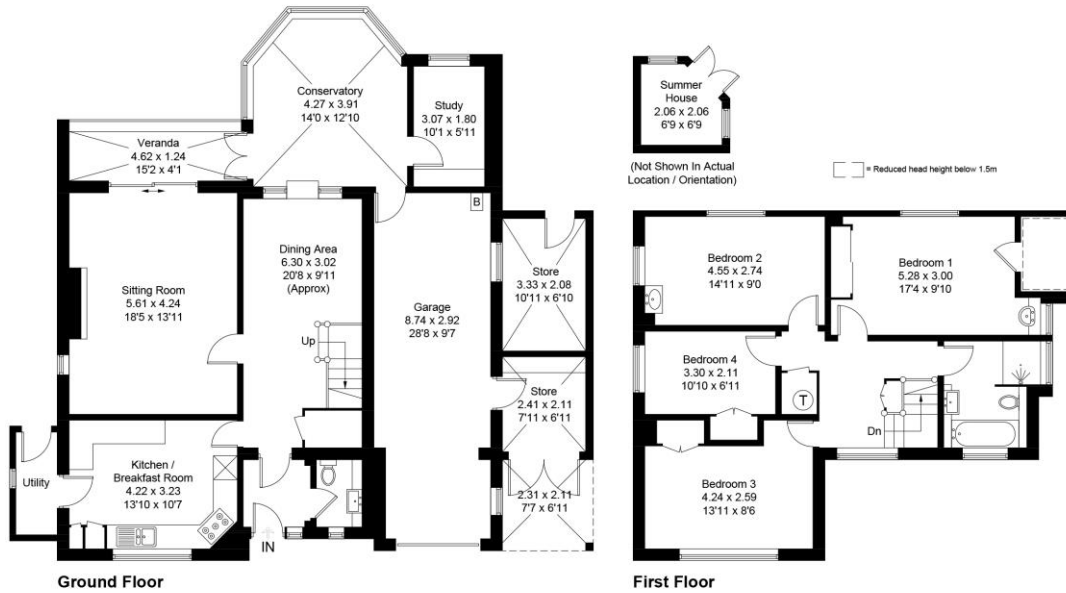
The front door opens into an enclosed entrance porch with a door to the ground floor W.C. A further door leads into the entrance hall which opens into a dining room with staircase to the first floor. To the left, the kitchen has a range of fitted units, integrated oven, fridge and freezer, and space for a dishwasher. There is a door to the utility room with plumbing for white goods and a further door to the garden. The spacious sitting room is situated to the rear of the property, it is south facing, light and bright with an electric blind and sliding doors to the rear terrace. There is a large conservatory, accessible from the dining room which offers panoramic views of the rear garden. There is a door from the conservatory into a further room, currently used as an office, and a door into the 28ft long garage which has power, light, electric/remote door to the front and side door to a further store. On the first floor there are four bedrooms; three good size doubles, a single bedroom and a family bathroom.

At the rear of the property is a pretty and secluded south facing garden, laid to lawn with mature boundaries and an area at the rear of garden which has been used as an allotment. There is a greenhouse as well as a terrace adjacent to the rear of the property with a summerhouse. At the front of the property is a small, lawned garden bordering the quiet residential road. There is ample driveway parking and access to the garage. We would highly recommend a viewing to appreciate the space and opportunity this property offers.



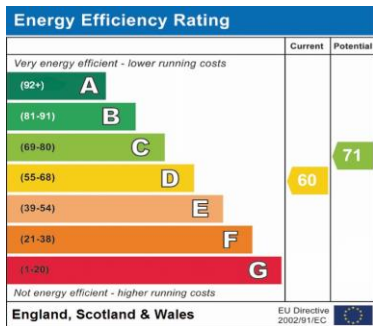
# FLOOR PLAN:

Approximate Gross Internal Area = 202.0 sq m / 2174 sq ft  
 Summer House = 3.7 sq m / 40 sq ft  
 Shed = 7.0 sq m / 75 sq ft  
 Total = 212.7 sq m / 2289 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. (ID1229122)



**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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