

## SEA DRIVE

Summerley Private Estate

Felpham, West Sussex



## £875,000 Freehold

Located directly on the beachfront of the popular & private Summerley Estate. Spacious 1930s built family home, requiring some modernization and offered for sale with no forward chain.

### FEATURES:

- Kitchen breakfast room with serving hatch to dining room
- Large sitting room with open fireplace and opening to the dining room
- Enclosed sunroom with views of the garden
- Ground floor study & ground floor shower room
- Five first floor bedrooms
- Family bathroom & walk-in airing cupboard
- Driveway parking for several vehicles & garage
- Superb rear gardens with lawn, terrace and direct access to greensward/beach
- First floor balcony from master bedroom with wide reaching sea views
- Fully boarded loft

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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. 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

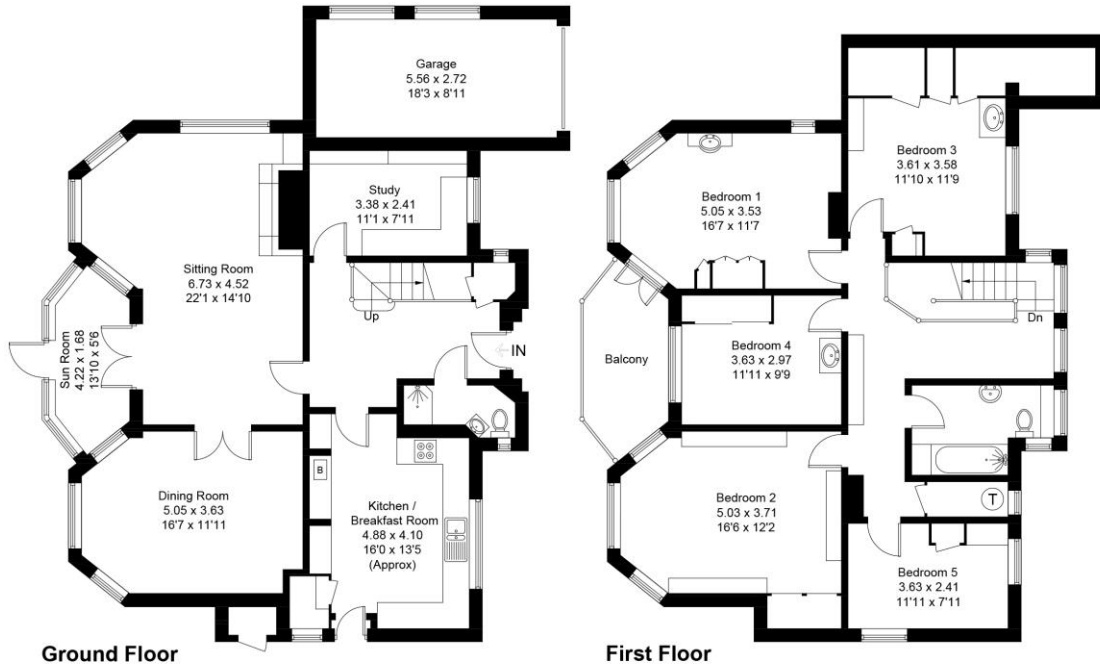
The front door opens into a good size entrance hall with herringbone parquet flooring which leads through to the spacious, light and bright sitting room with windows to front and side and a beautiful fireplace. From here, there are double doors to the sunroom and double doors through to the dining room with continued parquet flooring. All three rooms are south facing and have views of the delightful gardens. The kitchen breakfast room is located to the front of the property, with a range of fitted units, space for white goods, a storage cupboard, a floor mounted boiler, hatch to dining room, door to side and ample space for occasional dining. There is a ground floor study/playroom, window to front, and a W.C. with shower. The staircase sweeps up to the first floor and onto a spacious landing and hallway which gives access to all first-floor bedrooms. The principal bedroom, with fitted storage, has a door to the balcony affording amazing views of the sea; three further double bedrooms and a single to the easterly end of the property; all with storage. There is a family bathroom with W.C. and a walk-in airing cupboard (formerly a W.C).

At the rear of the property there is a lawned garden with mature boundaries providing seclusion from neighbouring properties, a terrace adjacent to the property and a further seating area midway down on the eastern boundary. There is a gate at the rear of the garden giving private access to the greensward and beach beyond. At the front of the property, there is a driveway providing off-road parking for several vehicles, access to the single garage and a mature hedge providing seclusion from Sea Drive. The property requires some modernisation and we highly recommend a viewing to appreciate the space and opportunities this handsome and characterful, beach frontage property has to offer.



# FLOOR PLAN:

Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 217.4 sq m / 2340 sq ft  
 (Excluding External Cupboard)



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. (ID1317770)

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>		
(39-54)	<b>E</b>	48	
(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	
<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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