





1 Burley Road, Felpham

A spacious detached house located on the prestigious private Summerley Estate.



- ▶ Private Summerley Estate
- ▶ First Floor Sea Views
- ▶ 26ft Sitting/Dining Room
- ▶ Four First Floor Bedrooms
- ▶ Attractive Corner Plot
- ▶ 80 Yards Walk to the Beach
- ▶ 1,983 sqft (excluding garage)
- ▶ Dining Room/Office/Play Room
- ▶ Two Bath/Shower Rooms
- ▶ Garage and Driveway

This spacious detached residence is located within the desirable private Summerley Estate, positioned just an 80 yard walk from the beach via the twitten opposite and enjoying views of the English Channel from the first floor. The property would make a wonderful family home, downsizing retirement move or holiday retreat.

The accommodation measures 1,983 sqft (2,180 sqft including garage and outside stores). Upon entering the property the ground floor accommodation includes three receptions rooms, comprising 26ft sitting/dining room, a separate formal dining room which could alternatively be used as a home office or playroom, and lastly a garden room which leads from the sitting room onto the garden. The kitchen includes an additional utility area, whilst a bathroom with separate shower complete the ground floor.

Stairs rise to the first floor landing where the family bathroom, separate WC and all four double bedrooms will be found. Three of the bedrooms have sea views/glimpses, whilst the principal bedroom also has access to the roof terrace above the garden room.

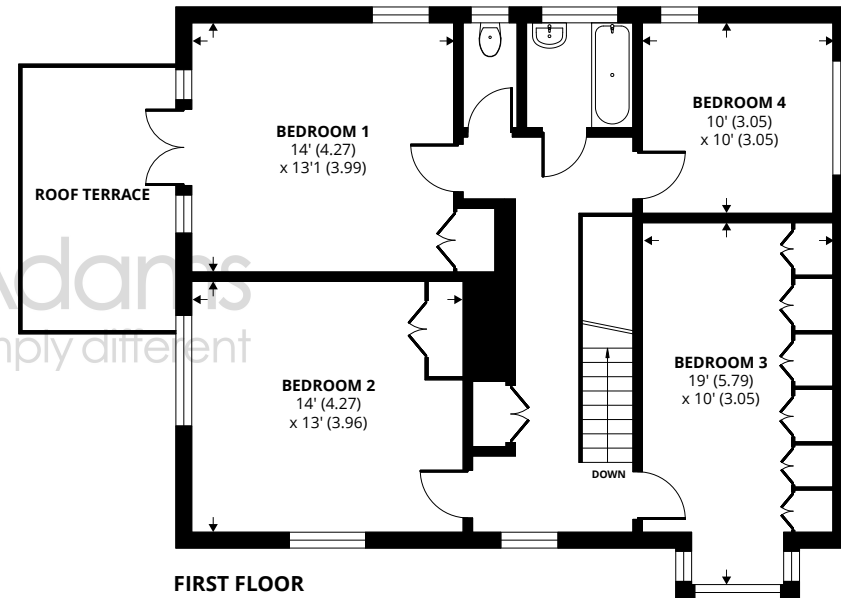
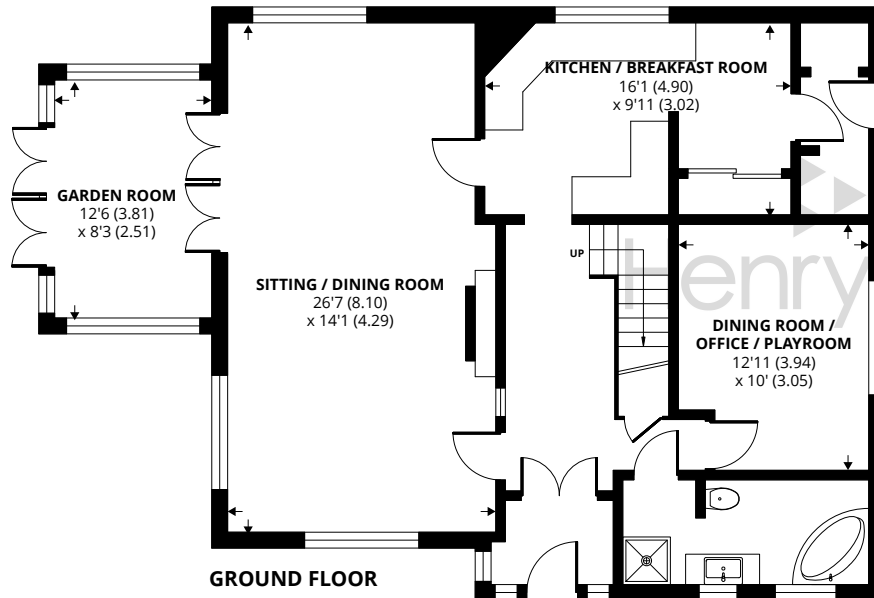
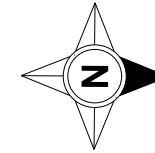
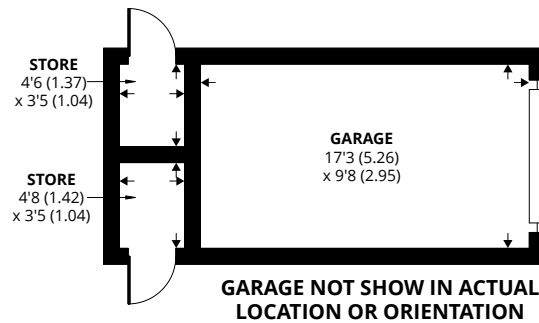
Private Estate Charge: We understand the private estate charge is approximately £220 p.a.

Council Tax Band: F









Approximate Area = 1983 sq ft / 184.2 sq m

Garage = 167 sq ft / 15.5 sq m

Stores = 30 sq ft / 2.7 sq m

Total = 2180 sq ft / 202.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside, the property occupies a pleasant southerly corner plot which is mainly laid to lawn and enclosed by mature hedging. There is also a swimming pool within the garden, but this is not currently serviceable. A driveway provides off-road parking and leads to the detached single garage. There are two outside stores at the rear of the garage.

Location

Burley Road forms part of the highly desirable, private Summerley Estate in Felpham. The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. Historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

04/07/24





 Henry Adams
simply different

