





Flat 16 Summerley Point, Summerley Lane, Felpham

A superior 2nd floor apartment offered for sale with no forward chain.



- ▶ A Superior 2nd Floor Apartment
- ▶ Generous Kitchen/Dining Room
- ▶ Second Double Bedroom
- ▶ Secure Gated Parking
- ▶ No Forward Chain
- ▶ 991 Sqft of Accommodation
- ▶ Principal Bedroom with En-Suite
- ▶ Underfloor Heating
- ▶ Close to Shops and Beach

Summerley Point is an imposing gated development of luxury apartments set near the entrance of the sought-after Summerley Private Estate, right in the heart of Felpham village and a short walk from the Felpham beach, promenade and Felpham Sailing Club.

The well presented communal entrance hall serves just two of the apartments in this development. Stairs rise to the 2nd floor with its impressive landing area which services only this apartment.

The apartment itself measures 991 sqft and briefly comprises: entrance hall with store cupboard. To the front of the building is the very generous, dual aspect sitting room with its Juliet Balcony and rooftop views. The surprisingly spacious kitchen/dining room is fitted with a range of stylish and modern units with integral appliances, and again, far reaching views including glimpses of the South Downs. There is plenty of space in the kitchen for a dining table as well as sofas creating an ideal area for entertaining guests. The principal bedroom has double fitted wardrobes and en-suite shower room, the second double bedroom also has fitted wardrobes and there is a modern family bathroom.

Outside there is remote controlled electric gates to the residents allocated parking.

Council Tax Band: D



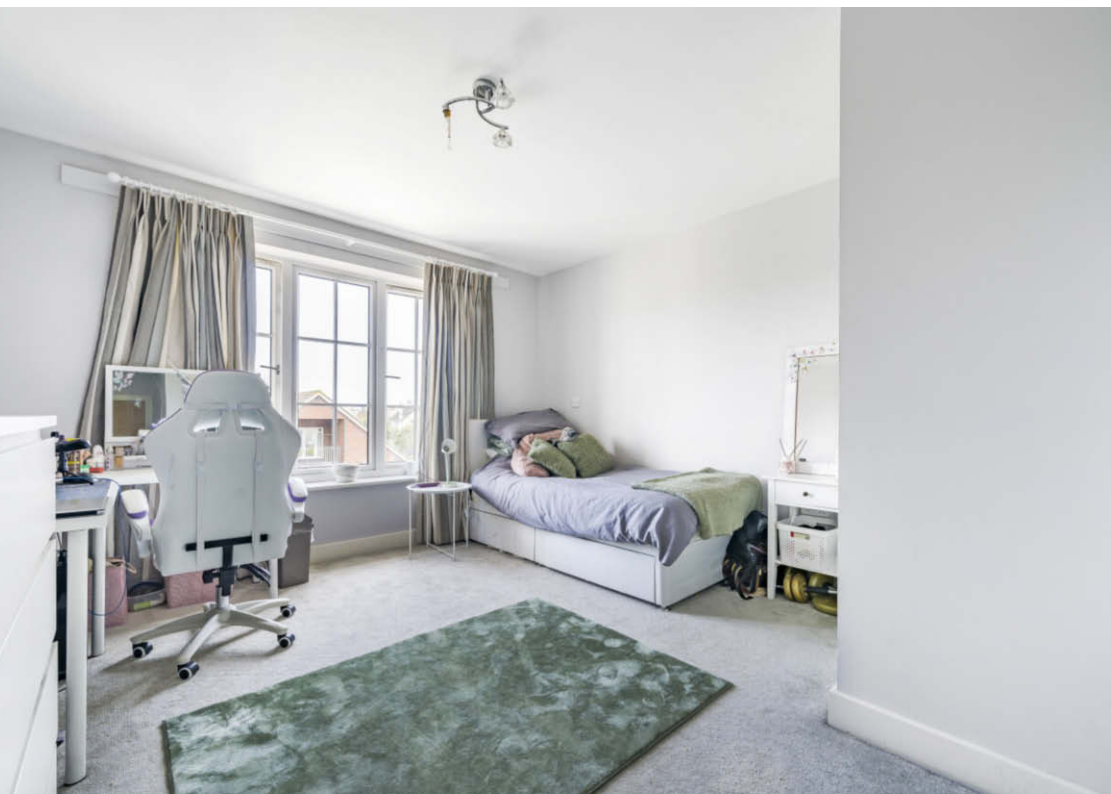


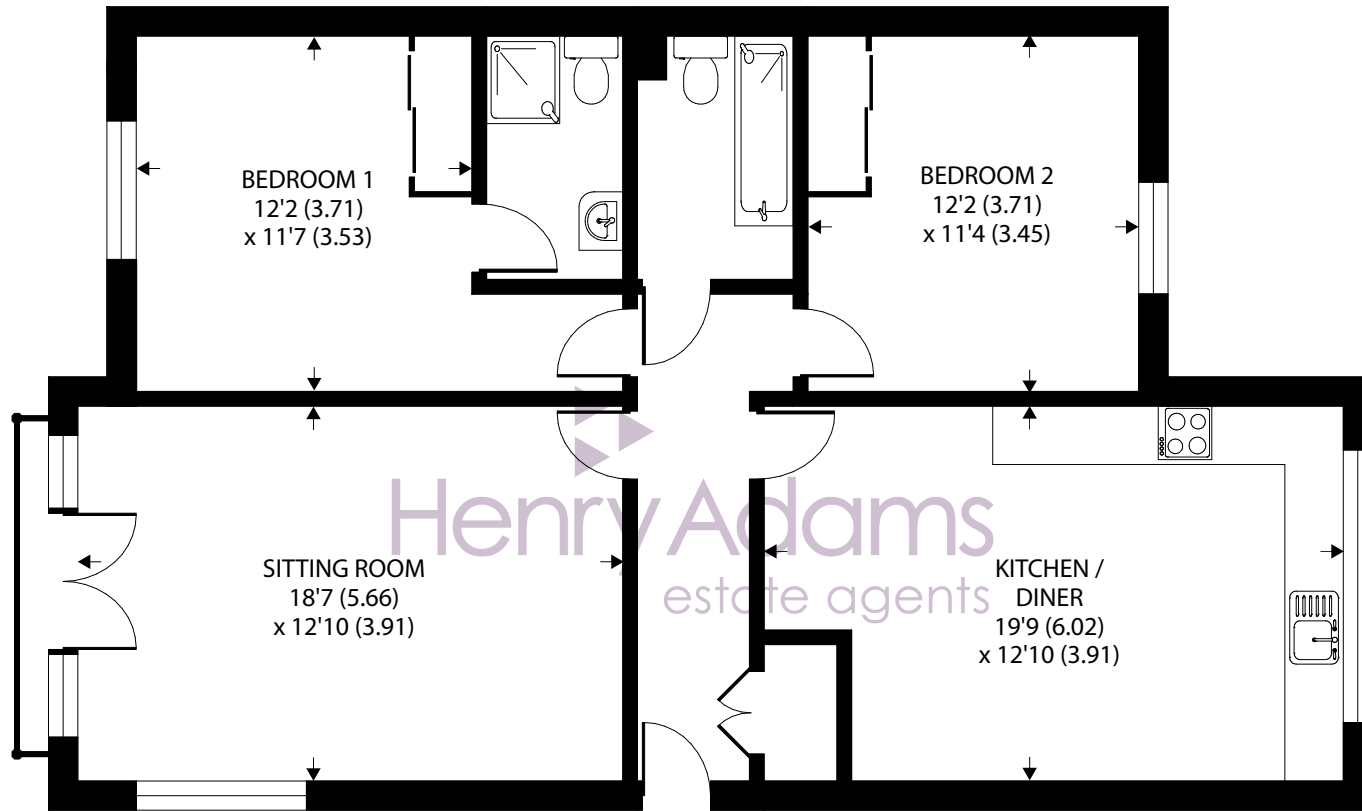
Two built-in ovens are stacked vertically on the left side of the kitchen. The top oven is a microwave with a digital display and control panel. The bottom oven is a conventional oven with a glass door and a control panel. Both ovens are integrated into the light beige cabinetry.

The countertop area includes a white ceramic sink with a chrome faucet. To the left of the sink, there is a red and black striped kettle, a white toaster, and a blue and white electric kettle. The countertop is a light grey color and is supported by light beige cabinetry.

A long window runs along the back wall of the kitchen. The window is covered with patterned roller blinds featuring a repeating circular motif in gold and brown. The window looks out onto a residential area with houses and trees under a clear sky.

In the foreground, there is a white dining table and two white plastic chairs. The chairs have a perforated backrest and seat. The table is simple and rectangular, matching the chairs. The floor is made of light-colored square tiles.





SECOND FLOOR

Approximate Area = 991 sq ft / 92.1 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.

Tenure: We understand there is 125 year lease from 2016.

Maintenance Charge: We understand the maintenance charge is currently £2,026 p.a.

Ground Rent: We understand the ground rent is currently £250 p.a.

Location

The apartments are situated on the periphery of Summerley Private Estate and within a convenient distance of the beach and village centre. The village offers a wide range of facilities including shops, public houses and a sailing club. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 10 mile radius.

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