



7 Bramfield Road, Felpham

Guide Price £630,000

 **Henry Adams**
estate agents

7 Bramfield Road

- Substantial Detached House
- Requiring Modernisation & Refurbishment
- Private Summerley Estate Location
- Quiet Cul-de-Sac Position
- 3,003 Sq Ft in Total (inc garage)
- 6 First Floor Bedrooms
- 4 Ground Floor Reception Rooms
- Driveway & Double Garage
- No Forward Chain

This substantial detached house is situated in the sought-after Summerley Private Estate and within easy reach of the local beach. Now offered for sale with the advantage of no onward chain and requiring modernisation throughout, this property presents a unique opportunity for the discerning buyer to create their dream home in a desirable residential location.

Boasting a generous 3,003 sq ft (including the garage), this property provides ample space for comfortable living, making it an ideal choice for those seeking a spacious family home. In brief there are 6 first-floor bedrooms and 4 ground floor reception rooms although many of the rooms lend themselves to be used in a variety of ways to suit personal preferences. In addition there is a first floor terrace, a utility room, 2 bathrooms and 3 separate WC's which complete the accommodation.









Bramfield Road, Bognor Regis

Approximate Area = 2760 sq ft / 256.4 sq m

Garage = 243 sq ft / 22.5 sq m

Total = 3003 sq ft / 278.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1355979

Outside, the driveway and double garage provide ample parking and storage space, ensuring convenience for busy households. The gardens wrap themselves around the property, are mainly laid to lawn and contain a number of established shrubs, borders and mature trees.

Bramfield Road is located within the highly desirable Summerley Estate, a private estate adjoining the beach and within easy reach of the Felpham village facilities. Here a range of local facilities and independent shops including a post office will be found whilst the golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

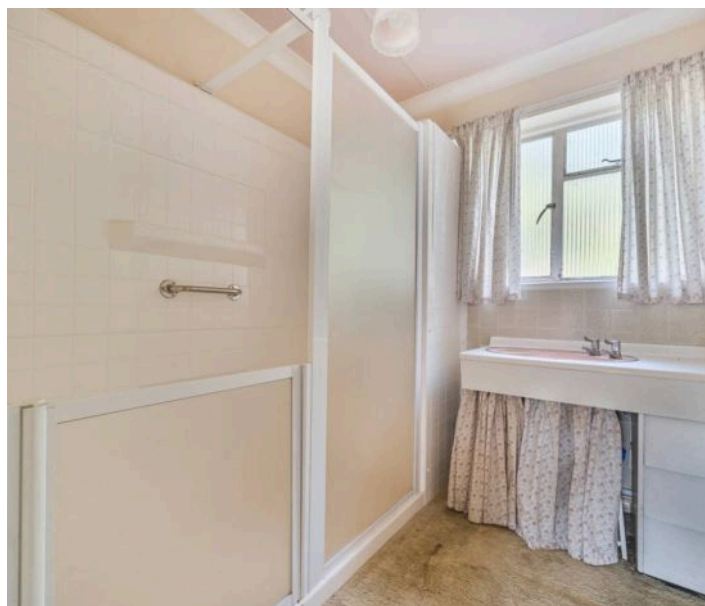
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Private Estate Charge: £260 per year

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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