



22 Burley Road, Felpham

Guide Price £735,000

 Henry Adams
estate agents



22 Burley Road

- Detached Family Home
- Annexe
- Situated on Private Summerley Estate
- 2,255 Sq Ft Accommodation
- Conservatory
- Four Bedrooms
- Two Ground Floor Shower Rooms
- Family Bathroom
- En-Suite to Principal Bedroom
- Ample Parking

Beautifully presented throughout and set back from the road, this attractive detached home is located on the private Summerley Estate, just a short distance from the lovely Felpham beach. Approached via a gravel driveway, the property offers excellent kerb appeal and generous parking.

Upon entering, a welcoming porch opens into the inner hall, with the sitting room positioned to the front of the house. From here, double doors lead into an extension which provides an ideal space for those working from home or a quiet area for reading and relaxation.

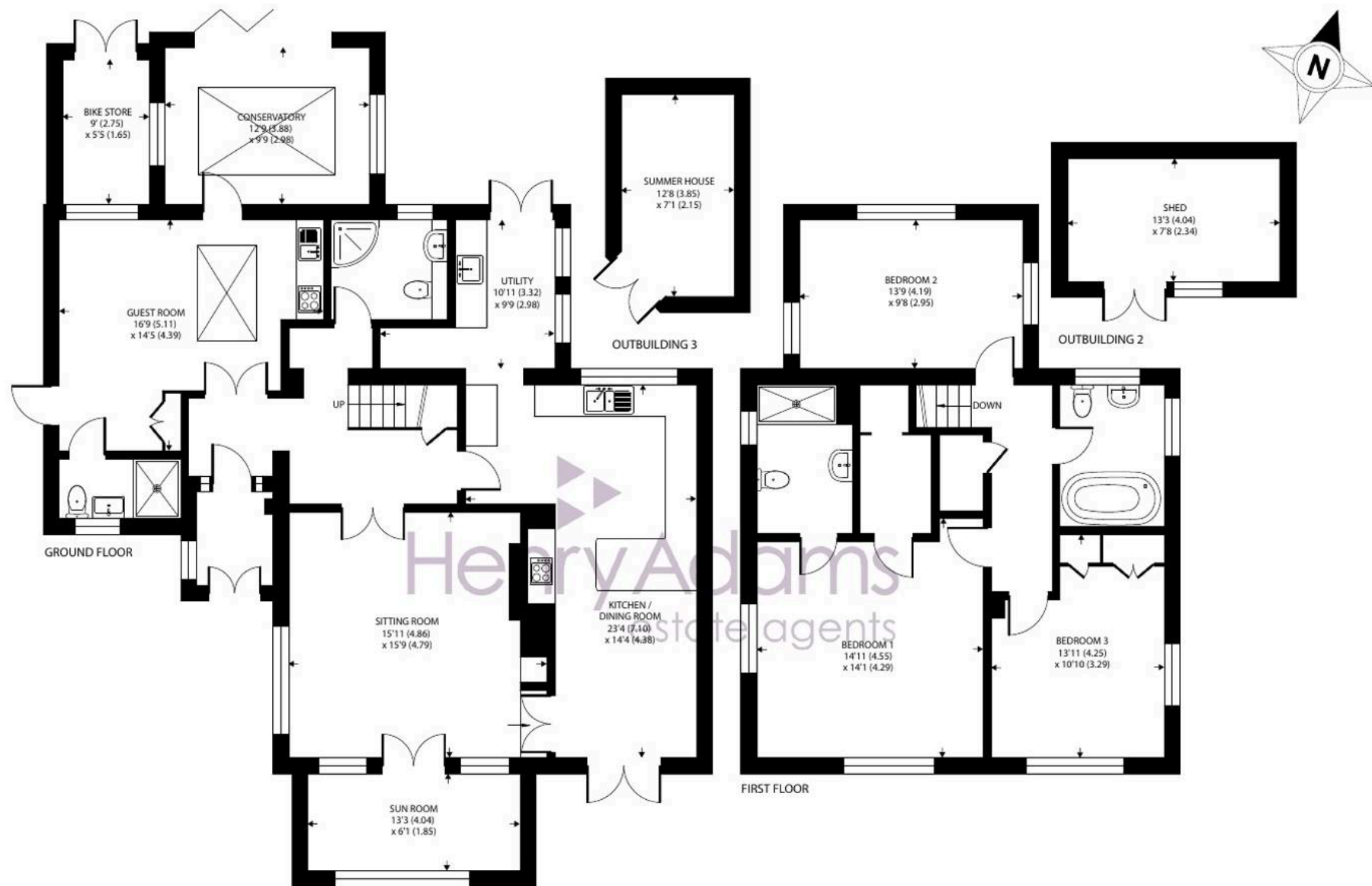
The spacious kitchen/dining room stretches the full depth of the property and is fitted with an excellent range of cupboards and integrated appliances. A useful utility room sits just off the kitchen and provides access to the garden. A ground floor shower room is perfect for returning from the beach.

Cont









Burley Road, Bognor Regis

Approximate Area = 2019 sq ft / 187.5 sq m

Outbuildings = 236 sq ft / 21.9 sq m

Total = 2255 sq ft / 209.4 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). © nichecom 2025. Produced for Henry Adams. REF: 1382871

The attached annexe offers superb flexibility for guests or multi-generational living. It includes a sitting room/bedroom with kitchenette, a shower room, and a conservatory overlooking the rear garden.

On the first floor, there are three good-sized bedrooms. Bedroom one benefits from a walk-in wardrobe and an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the rear garden is mainly laid to lawn with a resin patio area, summer house and shed, providing a wonderful space for outdoor enjoyment.

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.

What3Words ///vets.income.makes

Private Estate Charge: We understand the estate charge is currently £260 p.a.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.