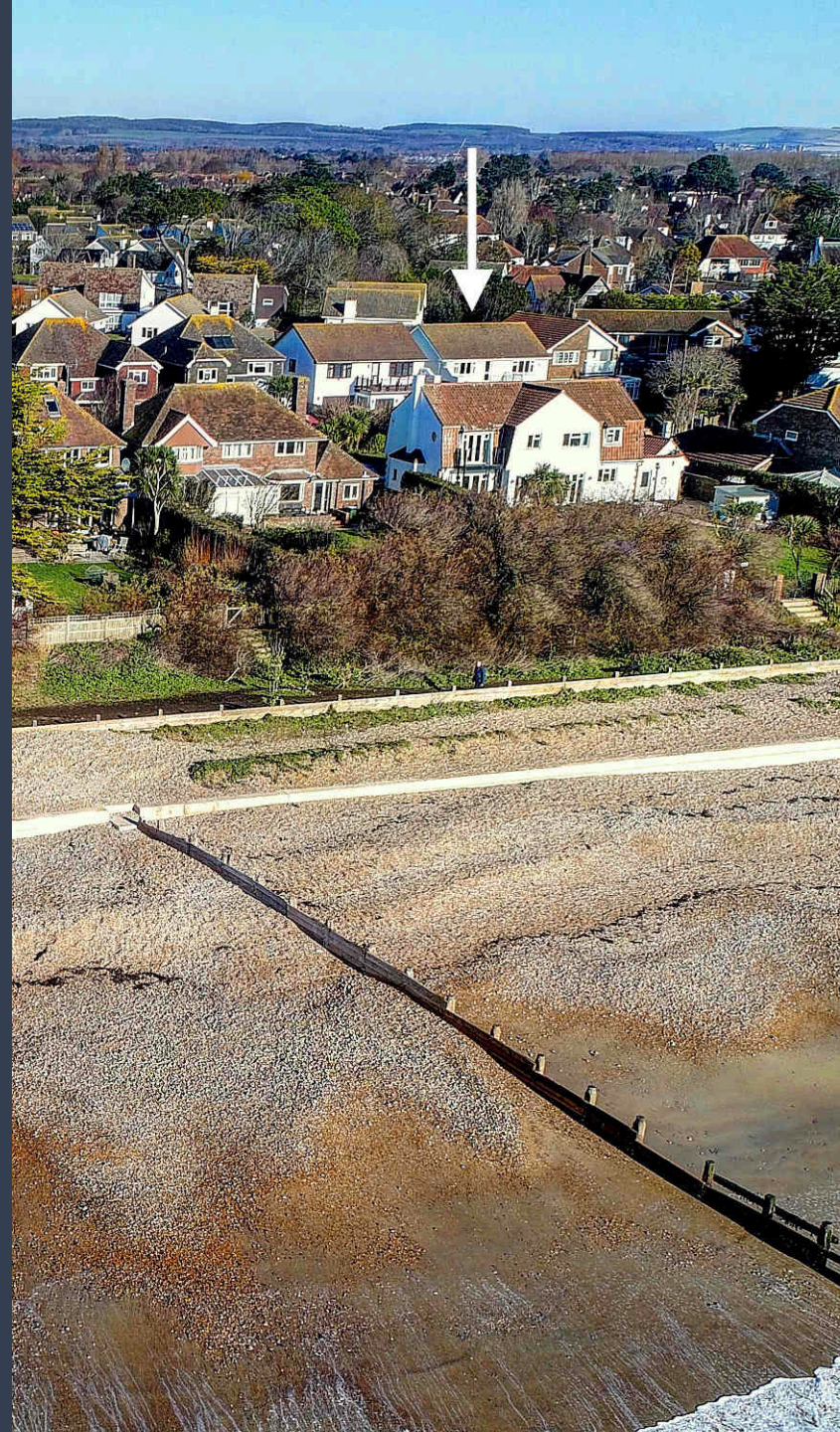




14 Sea Drive  
The Summerley Private Marine Estate  
Felpham  
PO22 7NE



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[www.pegasusproperties.co.uk](http://www.pegasusproperties.co.uk)

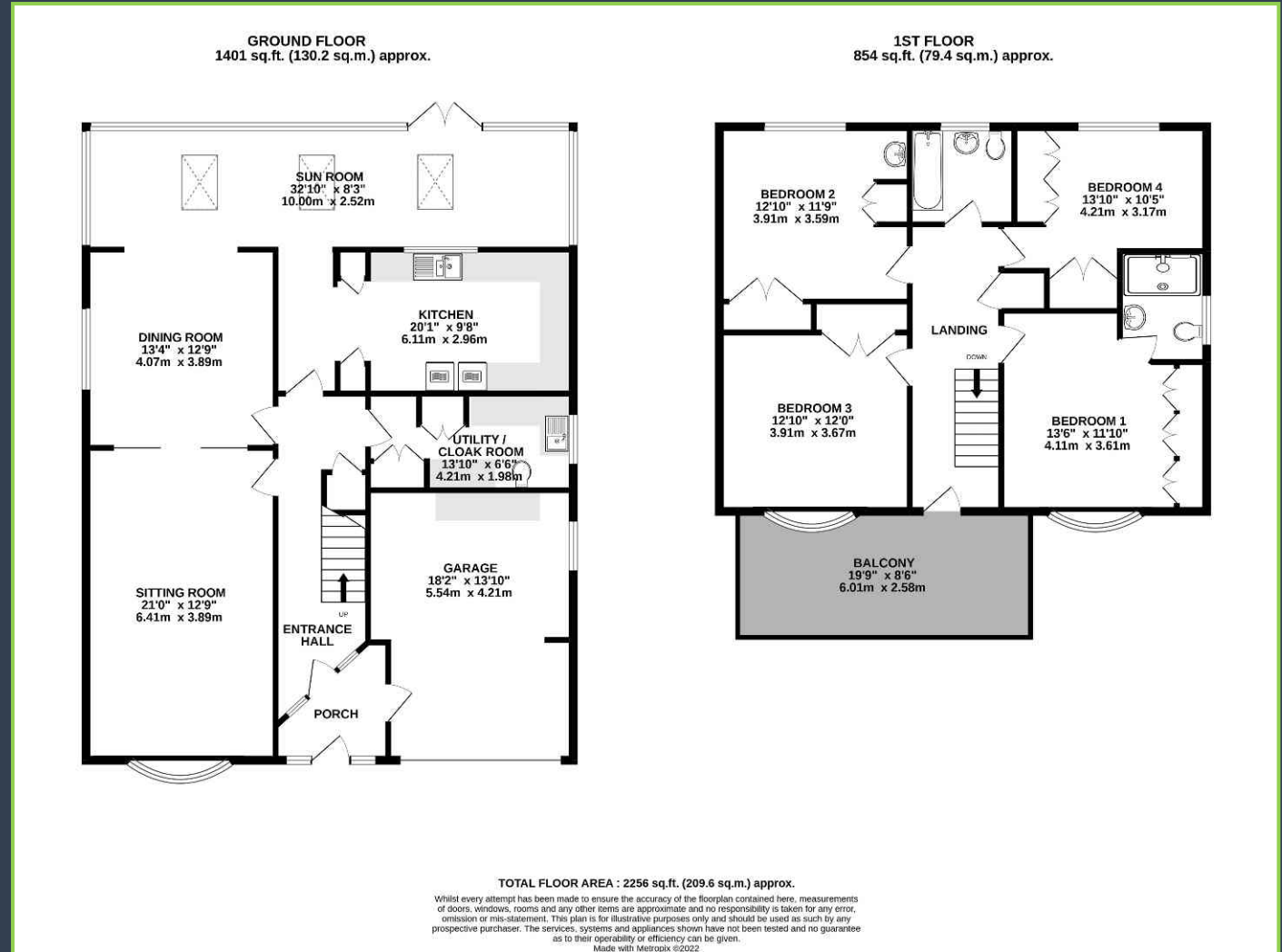




4 Bedroom Detached House  
£995,000 Freehold

## Floor Plan:

- Located in a quiet cul-de-sac
- Private Marine Estate
- Stunning coastal views from the first floor
- 4 double bedrooms
- 3 receptions
- Easy access to the beach
- Landscaped rear garden
- Integral garage and driveway

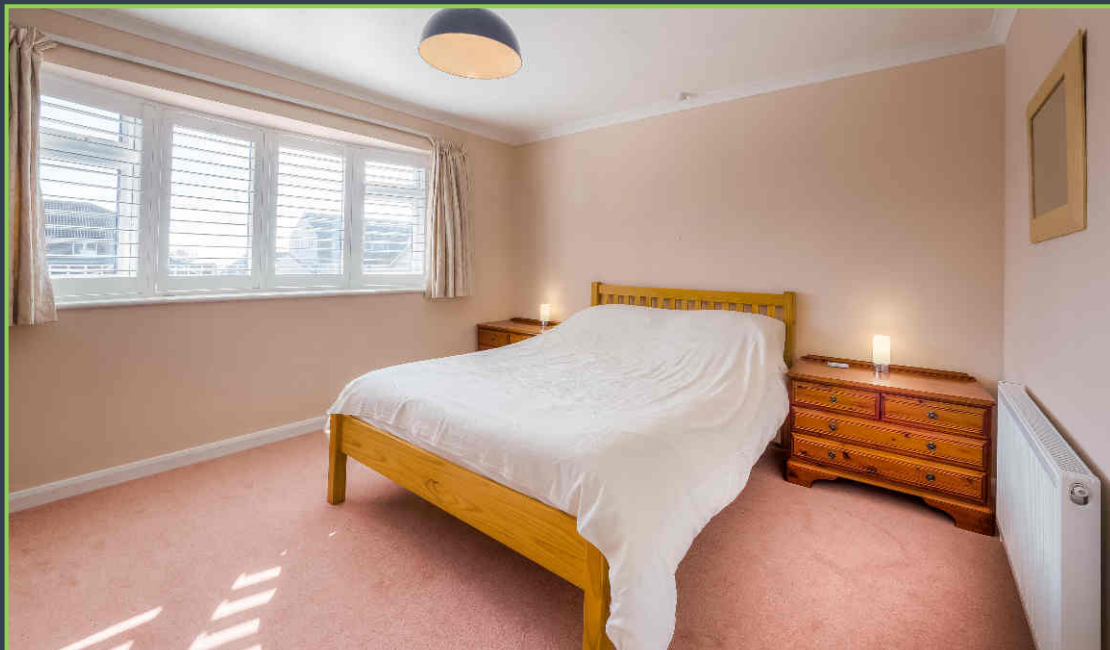














## The Property:

Located in a prominent position within this exclusive private marine estate. This beautifully presented home has been meticulously maintained, updated and extended by the current owners and offers spacious accommodation arranged over two floors, offering sea glimpses from the first-floor balcony and front bedrooms.

The accommodation comprises of four large double bedrooms, the master bedroom having an en-suite and all bedrooms with fitted double wardrobes, family bathroom, a stunning open plan kitchen/dining/living space with doors that open out onto the garden, sitting room and ground floor cloakroom/utility room. Of note is the south facing balcony located from the first-floor landing, giving views over the English Channel.

To the front is an extensive driveway leading to the integral garage, which has been extended. The rear garden has been landscaped and is an exquisite space offering areas of lawn and patio and surrounded by mature borders.

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## The Location:

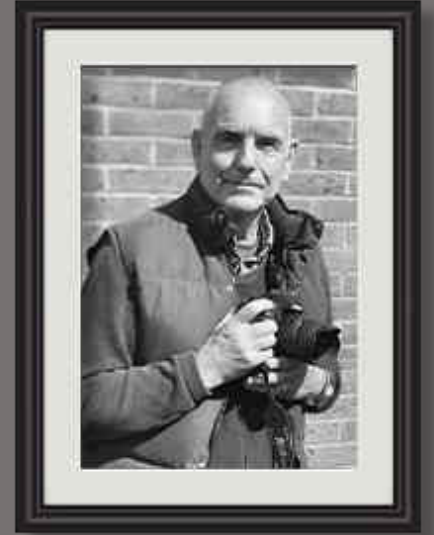
Located on the Summerley Estate, a sought after Private Marine Estate, this property enjoys being in close proximity to the beach, just over half a mile to Felpham Village, which offers a good range of amenities. The mainline railway connections are found in Bognor Regis and Barnham, with Barnham having the fastest access to London Victoria or London Bridge in 1 hour 25 minutes, and is also a mainline to Portsmouth and Southampton.

The village itself lies between Chichester and Brighton. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities. This makes Felpham Village an ideal location.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available  
**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band F

# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

## Traditional values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UKs major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



# Your local Property Professional



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