



91 Crossbush Road
Felpham, West Sussex, PO22 7NA


PEGASUS
PROPERTIES

91 Crossbush Road

A beautifully presented detached home, set in the heart of the extremely popular Summerley Private Sea Estate, a short walk from its picturesque beaches, and within the pretty coastal village of Felpham. This exceptional 1930's property has recently undergone a schedule of updating and boasts six bedrooms, three reception rooms, a stunning kitchen/breakfast room, garaging, ample parking and landscaped gardens.

Freehold · 6 bedrooms · 2 bathrooms · 3 reception rooms · Garage · Landscaped gardens

Description

A beautifully presented detached home set in the heart of the extremely popular Summerley Private Sea Estate, within a short walk of the picturesque beaches.

This handsome home is approached via Crossbush Road, one of the most desirable locations within this sought after sea estate. Crossbush Road runs down towards the sea with number 91 boasting an enviable position at the coastal end.

The property sits well back in its grounds with a gated entrance leading to a sweeping driveway with parking for several vehicles and access to the detached garage to the rear.

On entering the property there is an enclosed porch which gives way to the central hallway. The hallway is stunning with original features including wood paneling and parquet flooring running through to all of the reception spaces, with a grand staircase rising to the first floor.

The sitting room is an attractive space with a feature fireplace and dual aspect. The formal dining room enjoys the same aspect with large French doors stepping down to the part glazed garden room.



Dominating the rear of the property is the breathtaking open plan kitchen/ breakfast room. This large L-shaped room boasts a well-appointed, hand built kitchen, with central island leading to a breakfast/family area. Opening up to the rear garden and spanning the width of this exceptional room are large folding doors, and when open they create an incredible inside/outside living space.

Completing the ground floor accommodation is a very large utility/boot room with adjoining cloakroom.

On the first floor there are four bedrooms, a bathroom and a shower room. Of particular note is the large, south west facing balcony.

The remaining two double bedrooms are located on the second floor, both enjoying views.

The gardens are a particular feature being very private and offering a patio area, well-kept lawns and an abundance of mature trees and shrubs, and access to the detached garage.

Location

Located on the private Summerley Estate, the property lies within 100 meters of the beach and just over half a mile to the centre of Felpham Village, offering a good range of amenities. Main line railway connections are found in Bognor Regis, with access to London Victoria.

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 horse racing, motor racing, golf and a variety of other leisure activities. This makes Felpham Village an Ideal location for anyone interested in a weekend or summer retreat.

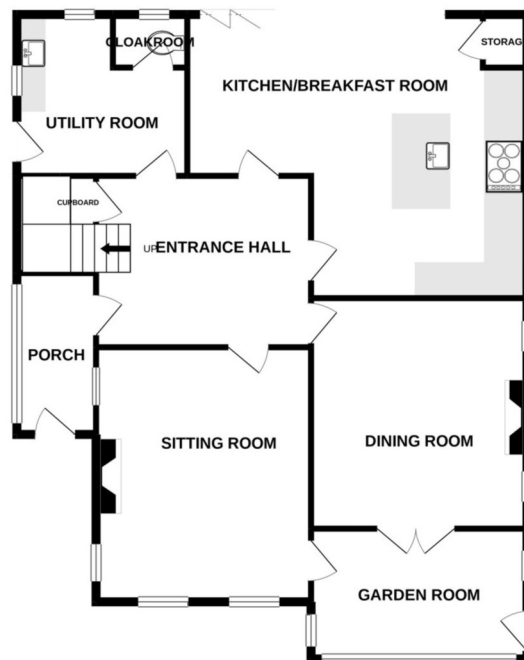
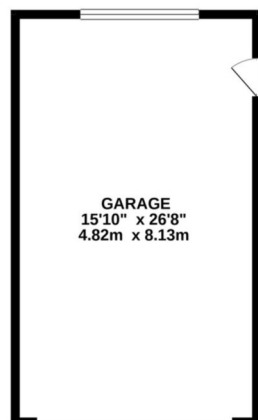




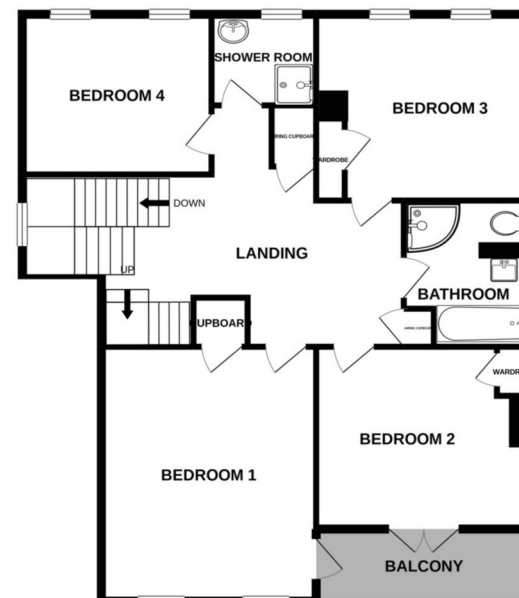




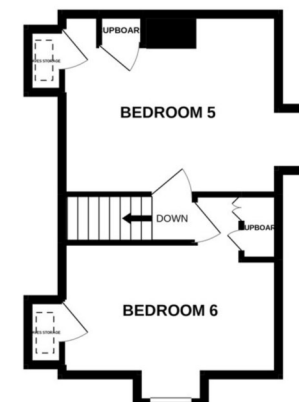
GROUND FLOOR
1690 sq.ft. (157.0 sq.m.) approx.



1ST FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 3149 sq.ft. (292.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band G

Reference

PEG - 91cro

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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