



Sea Breezes, 30 Sea Drive  
The Summerley Private Marine Estate, Felpham, PO22 7NE





## Sea Breezes, 30 Sea Drive

Located in a prominent position within this exclusive private marine estate. This stunning home benefits from versatile accommodation arranged over two floors, with all of the principal reception rooms and bedrooms enjoying breathtaking views of the English Channel. The accommodation comprises of four double bedrooms, three bathrooms, three reception rooms, kitchen/breakfast room and cloakroom. Of note is the south facing balcony located from the master bedroom. To the front are lawn gardens with a private driveway leading to a tandem garage. The rear garden is an exceptional space benefiting from direct access to the beach.

Private Marine Estate

Waterfront position

Direct beach access

Coastal views

4 double bedrooms

3 reception rooms

Kitchen/breakfast room

Integral tandem garage













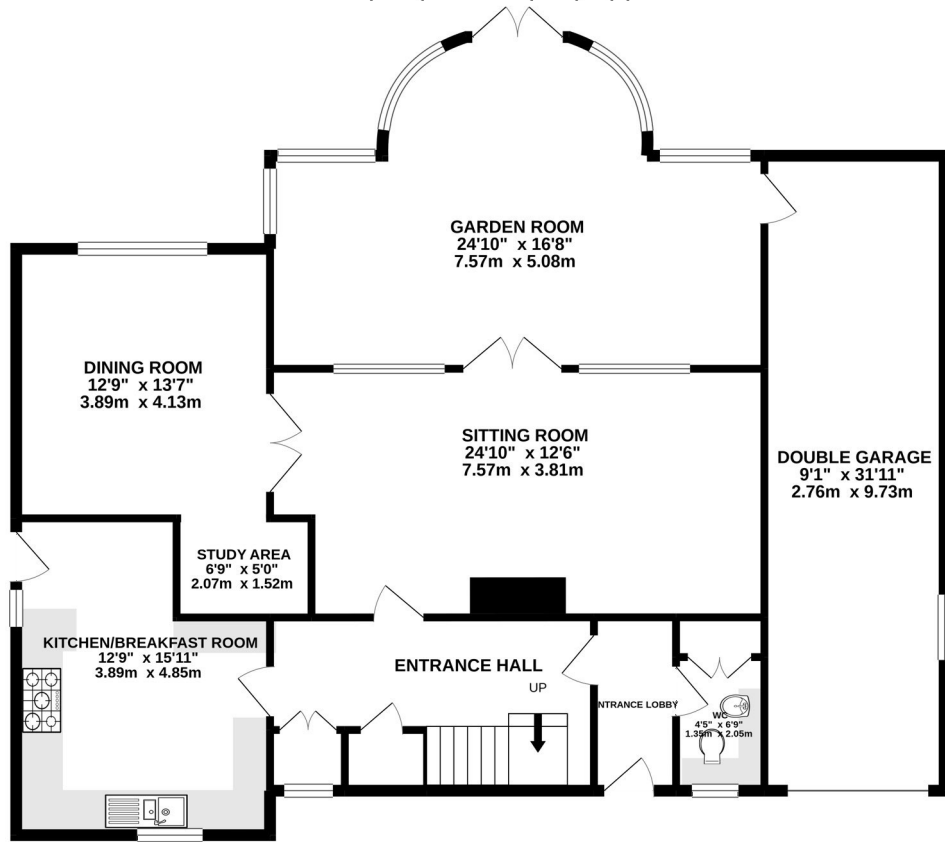




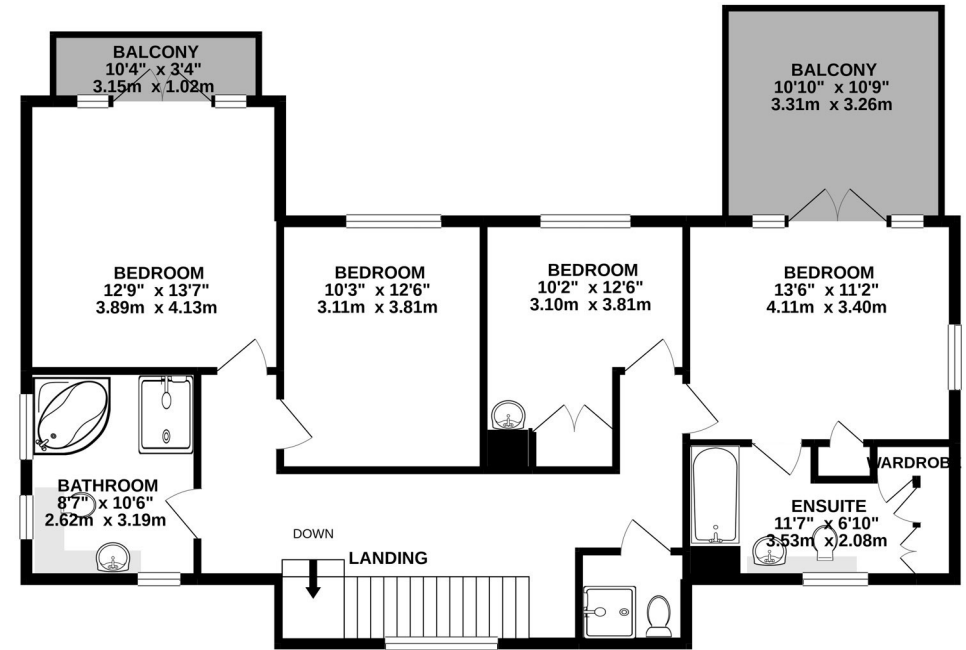




**GROUND FLOOR**  
1517 sq.ft. (140.9 sq.m.) approx.



**1ST FLOOR**  
974 sq.ft. (90.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2490 sq.ft. (231.4 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

### 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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