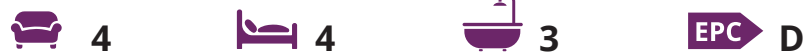






## 6 Rudwicks Close, Felpham

A generous detached house offering spacious and adaptable accommodation.



- ▶ An Extended Family House
- ▶ 2.034 Sqft of Accommodation
- ▶ 4 Bedrooms
- ▶ 3 Bath/Shower Rooms
- ▶ Cul-De-Sac Location
- ▶ Private Summerley Estate
- ▶ 4 Reception Rooms
- ▶ Potential of No Onward Chain

This well presented detached house has been extended and improved by the current owner to create a truly spacious and flexible family home. Found at the end of a quiet cul-de-sac and located within the desirable Summerley Private Estate, the property is just a short distance from the nearby beach.

The accommodation measures an impressive 2,034 sqft and briefly comprises: entrance hall with cloakroom and store cupboard. A triple aspect sitting room is found at the front of the property and has a fireplace with gas fire, although this could be replaced with a real fire or woodburner if desired. A door leads onto a separate formal dining room which can also be accessed from either the kitchen or conservatory. The kitchen/breakfast room overlooks the rear garden and has double doors into the conservatory whilst a sizeable utility room leads out to the garden and into the integral garage with its electric up and over door.

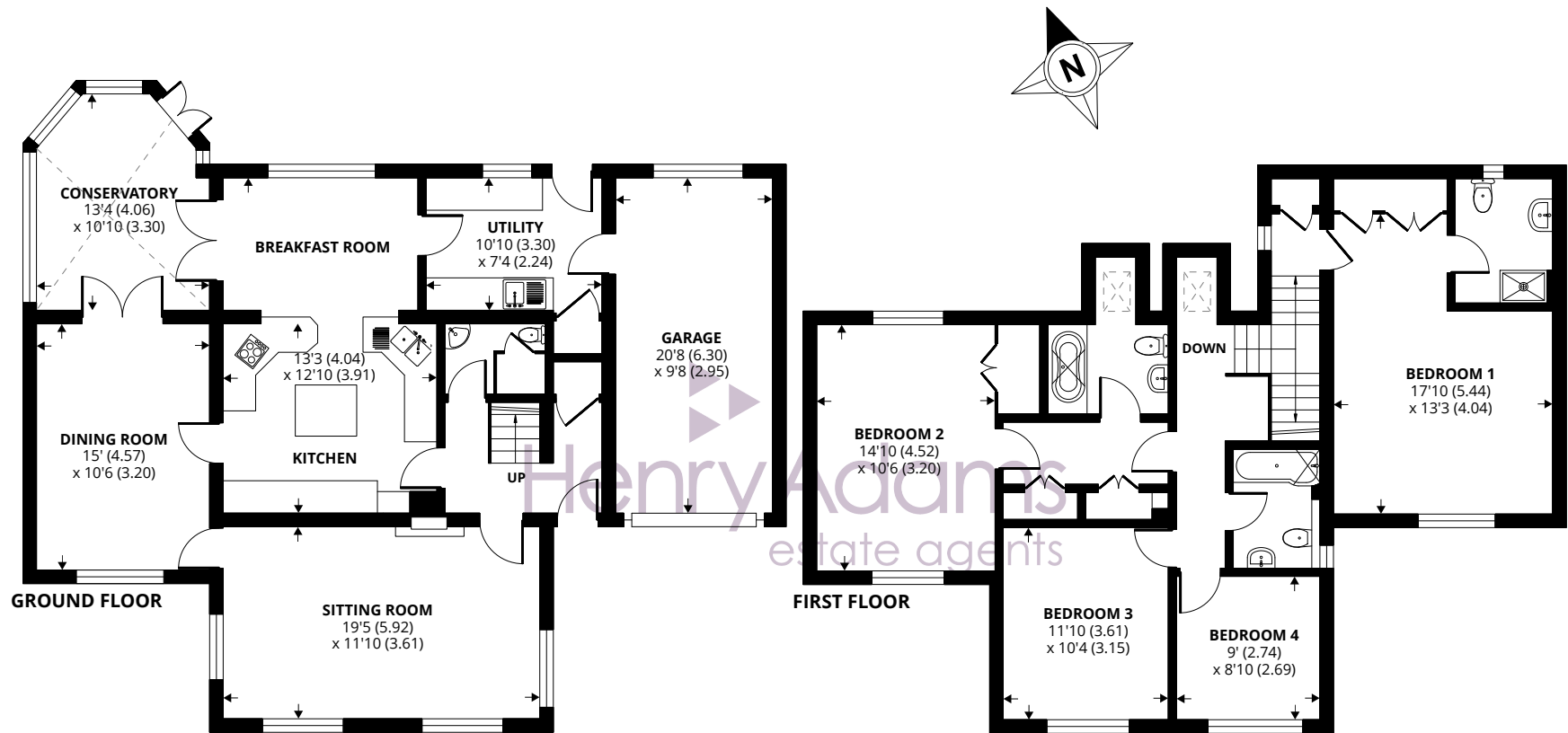
Stairs from the entrance hall rise and split creating a useful study area. To the right side is the generous principal bedroom suite boasting ample storage and en-suite shower room. Across the landing is the family bathroom, and three further bedrooms. The second bedroom is accessed via an internal corridor which provides further built-in wardrobes, an airing cupboard and a door to a bathroom, all of which could be used as a private suite.

Private Estate Charge: TBC









Approximate Area = 2041 sq ft / 189.6 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 2241 sq ft / 208.1 sq m

For identification only - Not to scale



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.

At the rear of the property is a terrace adjacent to the house, accessible from both the conservatory and the utility room, an area of lawn and mature trees offer a high degree of privacy. To the side there is a further area of garden with a path giving access to the front garden. At the front of the property is a driveway with ample parking leading to the garage and a further lawned area with attractive Magnolia tree.

### Location

The Private Summerley Estate is a sought-after location situated to the east of Felpham village. In Felpham is a sports centre with swimming pool, golf club, sailing club and a range of useful shops. The cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately a ten mile radius.

What3Words ///going.loss.shack

17/04/24

