



3 Broomcroft Road, Felpham

Guide Price £645,000



3 Broomcroft Road

- Detached Family House
- No Onward Chain
- 1,823 Sq Ft in Total
- 3/4 Double Bedrooms
- 2/3 Reception Rooms
- 2 Bath/Shower Rooms
- Private Garden
- Driveway & Garage
- Private Summerley Estate Location

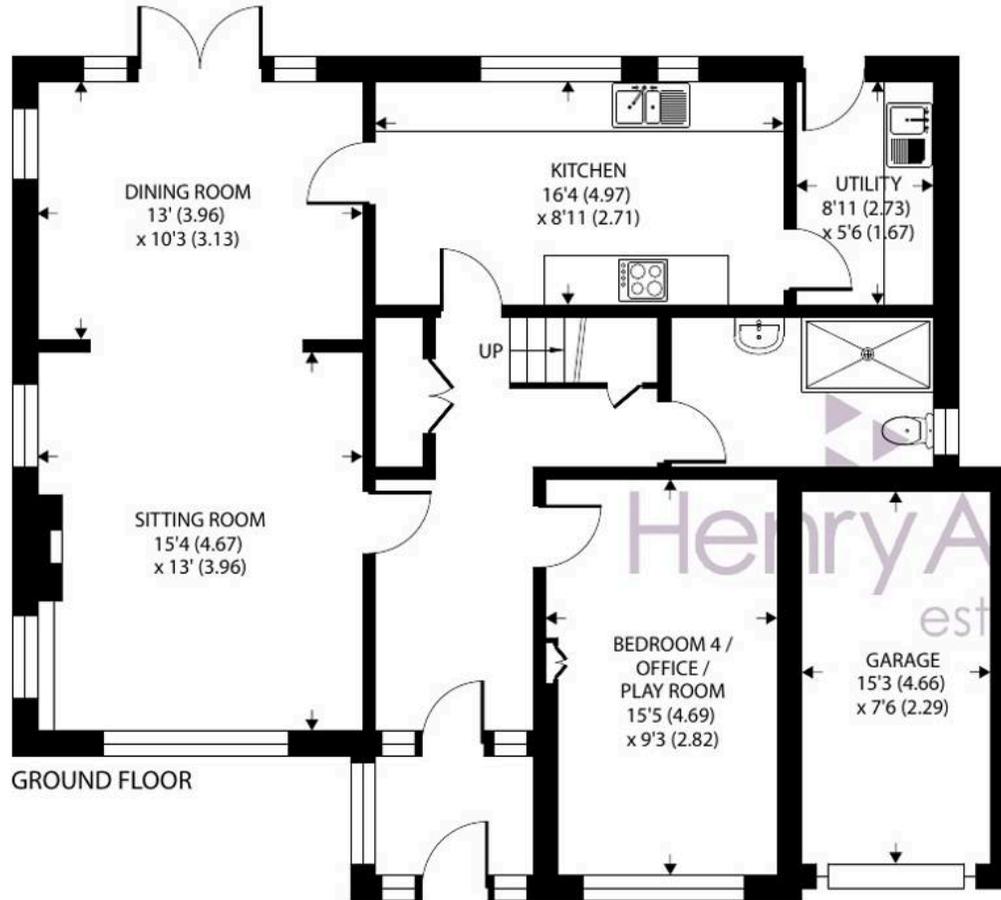
This impressive detached family house, is offered for sale with the advantage of no onward chain and presents an outstanding opportunity to acquire a spacious and versatile home within the sought-after Summerley Estate.

Extending to 1,823 sq ft in total, the property provides flexible and well presented accommodation throughout. Entering the property, the ground floor welcomes you with an enclosed entrance porch and generous entrance hall. From here there is a light and spacious sitting room, opening into the dining room which in turn overlooks the rear garden. An additional room has been created by converting the original garage, and so now provides a third reception room or fourth bedroom - complemented by the adjacent ground floor shower room and WC. The modern white kitchen includes integral gas hob, ovens, integral dishwasher and provides ample worktop space and storage. The kitchen also overlooks the rear garden and is complemented by the separate utility room.

Cont







Broomcroft Road, Felpham, Bognor Regis

Approximate Area = 1712 sq ft / 159 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1823 sq ft / 169.3 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). © natchecom 2026. Produced for Henry Adams. REF: 1421207

Upstairs, the first floor comprises of a large landing with three good sized double bedrooms, a family bathroom and separate WC. Adjacent to the WC is a walk-in airing cupboard. We feel there is potential to create an en-suite to either bedroom one or two if desired.

Outside, there is a driveway and garage to the front, whilst the rear garden is well established, mainly laid to lawn with areas of patio and mature borders and hedges providing a good level of privacy.

Early viewing is highly recommended to appreciate the full potential and exceptional lifestyle this property has to offer.

Broomcroft Road is located within the highly desirable Summerley Estate, a private estate adjoining the beach and within easy reach of the Felpham village facilities. Here a range of local facilities and independent shops including a post office will be found whilst the golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words///guilty.polite.hangs

Estate Charge: We understand the estate charge is currently £300 p.a.

Council Tax band: E

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.