



1 Crossbush Road, Felpham

Guide Price £725,000

 **Henry Adams**
estate agents

1 Crossbush Road

- Detached Character House
- Desirable Private Estate Location
- Within 275m of the Beach
- 1,589 Sq Ft of Accommodation
- 3 Bedrooms, 2 Bath/Shower Rooms
- Bespoke Kitchen, Separate Utility
- Sitting Room & Dining Room
- Beautiful Feature 'Oak Room'
- Landscaped Gardens
- Electric Gates, Ample Parking, Garage & Store

Situated on the prestigious Summerley Private Estate and within 275m of the beach, this detached character house offers the perfect blend of charm with a well presented modern finish all set within beautifully designed and maintained gardens.

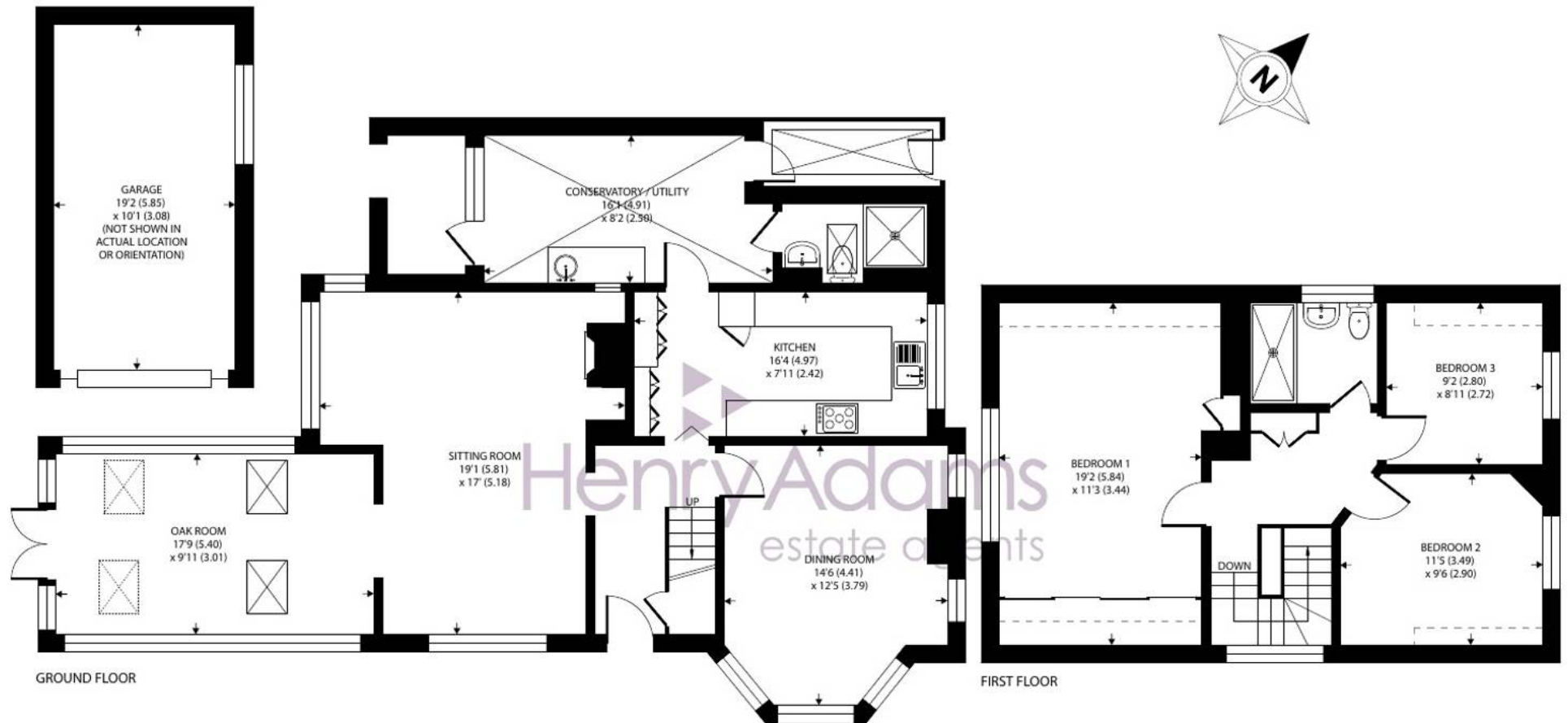
The property provides 1,589 sq ft of accommodation and has been tastefully updated in recent years with particular features including a bespoke kitchen with under floor heating and integrated appliances and a fabulous 'oak room' with electronic pivot roof windows. On the ground floor, there is also a dual aspect sitting room with wood burning stove and formal dining room with exposed floorboards. A useful side utility area has been added and houses a shower room/WC, ideal for use when returning from a day on the beach.

On the first floor, three bedrooms can be found along with a modern fitted bathroom/WC.









Crossbush Road, Felpham, Bognor Regis

Approximate Area = 1540 sq ft / 143 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Garage = 194 sq ft / 18 sq m

Total = 1783 sq ft / 165.5 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: 1439872

Outside, there are gardens to three sides of the house that have been tastefully landscaped and are of a relatively low maintenance nature. Electric remote controlled gates provide access to the property and lead to a driveway and garage with electric door and attached store.

Crossbush 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 [///ready.sofa.grades](#)

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

Council Tax band: F

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.