



31 Crossbush Road, Felpham

Guide Price £1,095,000

 **Henry Adams**
estate agents



31 Crossbush Road

- Prestigious Private Summerley Estate Location
- Immaculately Presented Detached Family Home
- Over 3,018 Sq Ft in Total
- 5 Bedrooms including Principal Suite with Dressing Room
- Stunning 26ft Kitchen/Dining Room
- 4 Spacious Reception Rooms & Garden Workshop/Den
- Private Gardens & Additional Outbuildings
- Plot Size of 0.29 Acres, Backing on to Parkland
- Self-Contained Annexe for Independent Living Accommodation
- Ideal for Multi-Generational Living & Home Working

Occupying a prime position within the exclusive and highly sought-after Summerley Estate, this immaculate detached family home has recently undergone a comprehensive renovation programme, resulting in a beautifully refurbished residence finished to an exceptional standard throughout. Extending to over 3,000 sq ft of versatile accommodation, the property seamlessly combines contemporary style with generous family living, further enhanced by substantial grounds measuring 0.29 acres and containing a large workshop or potential home office/den. A particular feature of the property is the substantial self-contained annexe, offering flexible accommodation for multi-generational living, dependent relatives, guest accommodation or home income potential. The annexe benefits from its own living space, kitchen-dining area, bedroom and bathroom facilities while remaining conveniently connected to the main residence.

The principal house is arranged over two floors and provides spacious, light-filled accommodation. The welcoming entrance hall leads to an impressive 26ft kitchen-dining-family room, forming the heart of the home and offering excellent space for entertaining and everyday living.

Cont











Crossbush Road, Felpham, Bognor Regis

Approximate Area = 2116 sq ft / 196.5 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

Annexe = 505 sq ft / 46.9 sq m

Workshop / Office / Den = 296 sq ft / 27.4 sq m

Total = 2973 sq ft / 276.1 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). © nichecom 2026. Produced for Henry Adams. REF: 1502541

A delightful garden room, separate utility room and cloakroom further enhance the ground floor accommodation, while the generous sitting room provides an elegant and comfortable space in which to relax. The first floor comprises four well-proportioned bedrooms, including a superb principal suite with nursery/home office and large walk-in dressing room, alongside spacious en-suite facilities. There is also a shower room serving the remaining bedrooms.

Outside, the property continues to impress with a detached garden building, ideal for home working, a fitness space or creative pursuits, together with additional outbuildings and storage. The private gardens provide a peaceful setting for outdoor entertaining and family enjoyment. Gated access from the rear garden leads onto King George's Field.

Rarely does a property combine such generous accommodation, flexibility and prestige in one of the area's most desirable private estates.

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.

What 3 Words /// face.pilots.puddles

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

Tenure: Freehold & Council Tax band: G

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.