



April Cottage
18 Summerhill Drive
Hurstwood Private Estate
Bognor Regis, PO22 6AL

Glyn-Jones
& COMPANY



April Cottage

18 Summerhill Drive, Hurstwood Private Estate
Bognor Regis, PO22 6AL

GUIDE £650,000

Rarely Available Character Detached Home

Private Location On The Hurstwood Estate

Open House Saturday 2nd July By Strict Appointment
Only

Three/Four Bedrooms

Three/Four Reception Rooms

Some Original Feature Wall Panelling

Feature Log Burner

Kitchen/Diner

Two bathrooms

Feature South Facing Rear Garden With Fishpond

Double Width Garage and Gated Driveway
Hot Tub Room

Offered in Good Order Throughout

Viewing Strongly Advised To Avoid Disappointment





Welcome to 'April Cottage', this character filled detached family home is situated on the popular private Hurstwood Estate on a corner plot with South facing gardens.

Offering versatile living this cottage comes with spacious accommodation with three/four receptions on the ground floor making it possible to have a fourth or even fifth bedroom should you have a dependent relative as there is also a ground floor bathroom. There is feature wall panelling in the sitting room and dining room all original and beautifully maintained. The kitchen/diner is of a good size overlooking the front well groomed cottage style gardens all in good modern condition. To the first floor are three bedrooms and a further bathroom.



The rear garden is facing due South having been lovingly tended by the current owners offering different sitting areas for the time of day and a feature water pond with Koi Karp and a sitting area above it, this garden is the ideal retreat for families, parties and general get togethers. Being mainly laid to lawn with a variety of mature shrubs and bushes with a gate leading to the DETACHED DOUBLE WIDTH GARAGE, a perfect workshop or car enthusiasts dream area and a double width gated driveway in front of this.



Offered in good order throughout with gas fired central heating and double glazing we at Glyn Jones and Company are aware we are going to have a lot of interest therefore we have arranged an Open Day on Saturday 2nd July 2022, by strict appointment only. Please call today to allocate your private slot.





Location

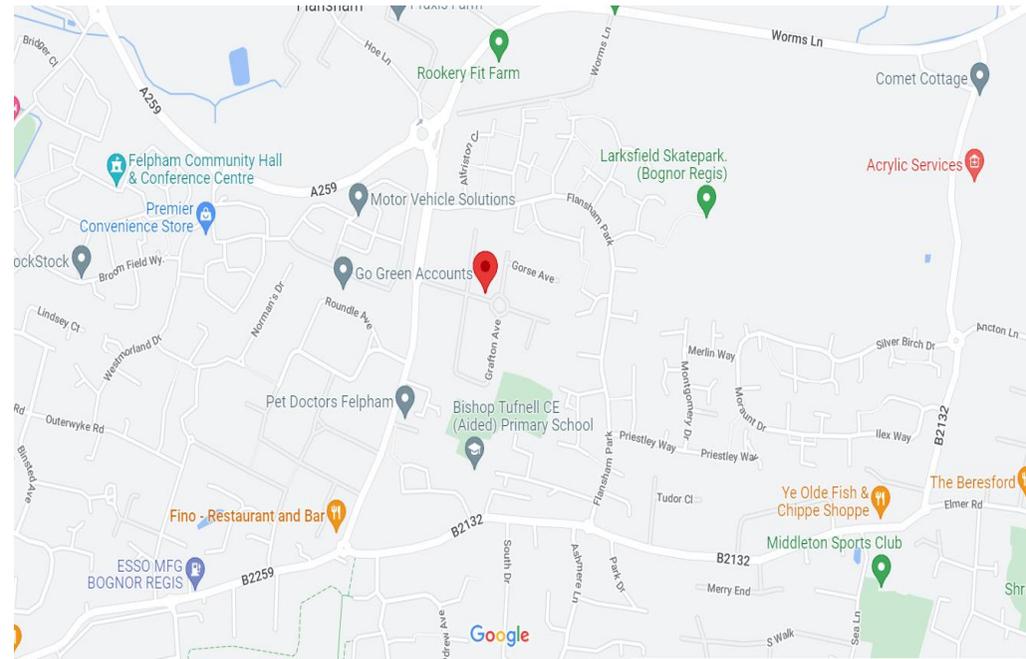
Felpham is a small coastline village located just 20 minutes from Chichester and only 5 minutes to the centre of Bognor Regis. The village has many local amenities ideal for day-to-day living including yet not limited to: restaurants, a petrol station, convenience stores and a golf club.

Felpham is home to many green spaces perfect for a trip to the park with the kids or a walk with the dogs in the fields. A short stroll takes you down to Felpham beach with its sandy beaches and promenade providing easy access to Bognor Regis beach which is bustling with activity in the warmer weather.

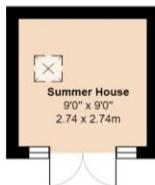
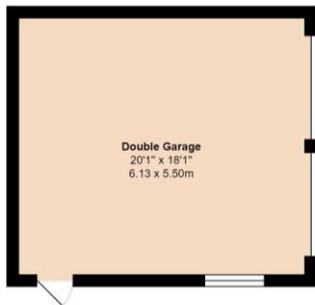
For families, Felpham provides a good level of education for all ages with Bishop Tufnell Primary School, Downview Primary School and Felpham Community College. 5 bus routes run through the village with 29 stops ensuring commuting and general travel is a breeze. The nearest train station is Bognor Regis and is only a short while away.

There are also many things to do in and around the area to suit all age groups such as golf, activities at Hotham Park as well as Butlins which provides entertainment for the children or a relaxing spa day for the adults.

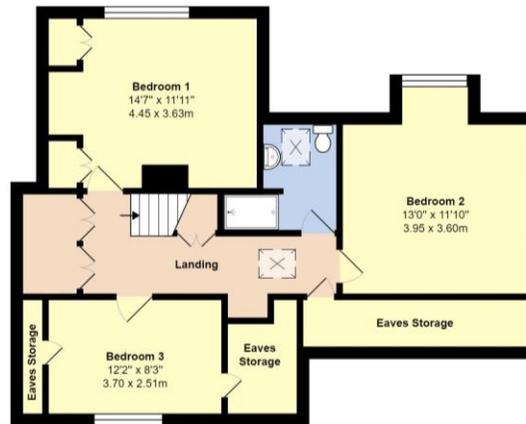
Further afield, London is some 70 miles away and is accessible via the A3, M23 or Bognor Regis train station.







Ground Floor



First Floor

Total Area: 2239 ft² ... 208.0 m² (Includes Garage & Summer House)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022

Council Tax Band – D
Energy Performance – D

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