

## LIMMER LANE

Felpham  
West Sussex



## £500,000 Freehold

A detached bungalow with south facing garden in need of some modernisation and offered for sale with no forward chain

### FEATURES:

- Detached bungalow with 2 double bedrooms, both with en-suite facilities
- Light, bright open plan kitchen dining room
- Utility room with W.C.
- South facing garden with terraced areas
- Driveway parking and detached garage with power

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### SITUATION

The property is located on Limmer Lane, walking distance to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few minutes' walk away as is a local village store/post office. There are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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## DESCRIPTION

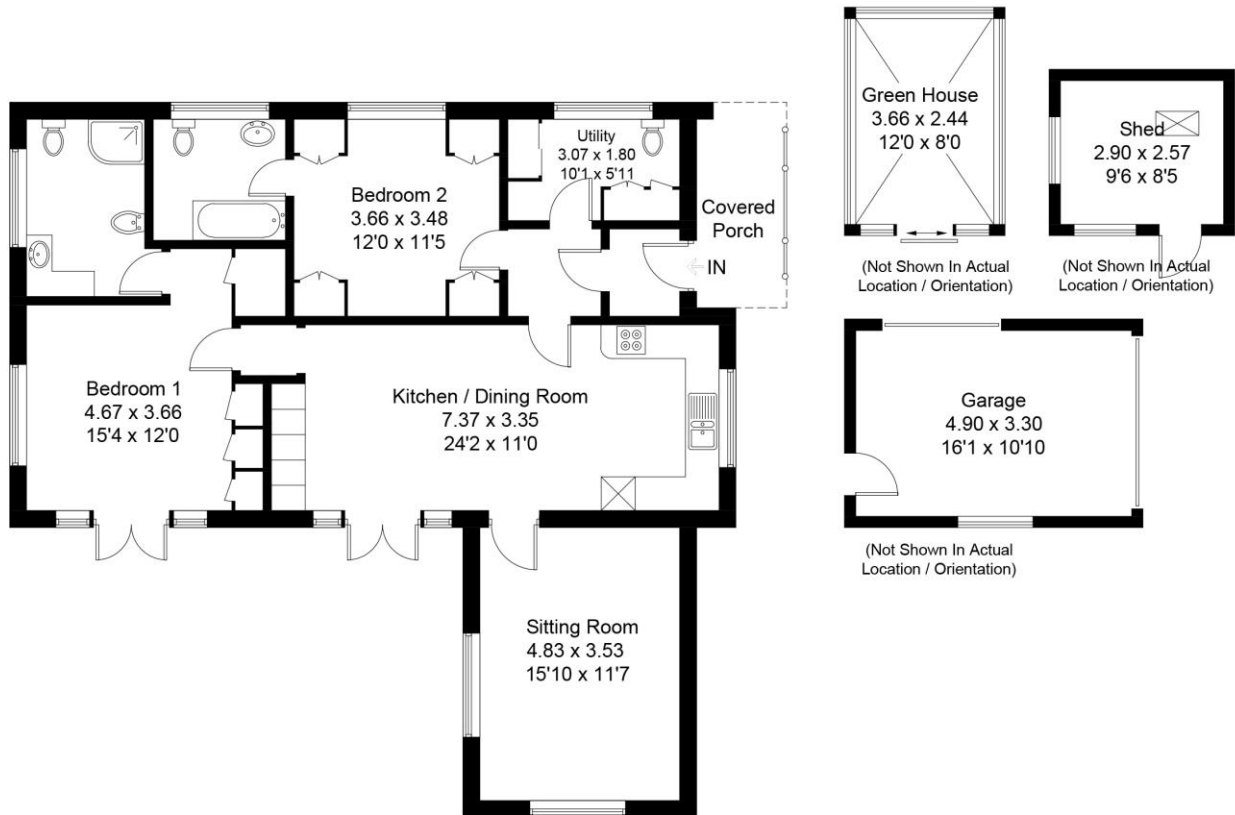
94 Limmer Lane is in a great location and benefits from spacious and light accommodation throughout. From the front door and covered entrance porch, the entrance hall leads to the modern kitchen dining room, this has a wonderful outlook via double doors onto the south facing terrace. The sitting room is accessed from the kitchen and also has a great view to the gardens via a full-length window. There is a utility room with storage, space and plumbing for white goods and a W.C. The master bedroom is at the rear of the property with a range of built-in cupboards, double doors to the garden and a good size ensuite shower room. Bedroom 2, with front aspect, also has built-in cupboards and benefits from an ensuite bathroom. The rear garden is a particular feature of the home being south facing and offering a high degree of privacy. There is an ornamental pond, terracing and a path leading to an area ideal for a vegetable garden with a large shed and greenhouse, side gate to the front and further gate to Limmer Lane. There is also rear and side access into the garage from the garden. At the front of the property there is driveway parking for two vehicles and access to the garage with power and light. The property would benefit from a further level of update and modernisation and therefore offers huge potential.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	85	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOOR PLAN:

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft  
Outbuildings = 32.5 sq m / 350 sq ft  
Total = 134.2 sq m / 1445 sq ft  
(Including Garage)



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID891047)

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