

LIMMER LANE

Felpham
West Sussex



£510,000 Freehold

A very well presented, detached bungalow with south facing garden offered for sale with no forward chain

FEATURES:

- Detached bungalow with 3 double bedrooms
- Modern, light, bright open plan kitchen dining sitting room
- Contemporary bathroom with separate shower
- South facing garden with terraced areas
- Driveway parking and detached garage with power, light and electric roller door

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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 short walk away and in addition the local Summerley Post office stores, 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

90 Limmer Lane is in a great location and benefits from well presented, accommodation throughout. From the front door and entrance porch, the entrance hall leads to bedroom 2, with front aspect and down to the inner hall and bedroom 1, also with front aspect and bedroom 3 to the rear. All three are double bedrooms. The family bathroom is also accessed from the inner hall and has a bath and separate shower with the washing machine plumbed inside the cupboard. The modern fitted kitchen has a range of cupboards, integrated double, eye level oven, fridge freezer, integrated dishwasher and a breakfast bar with overhang for occasional seating. The kitchen opens to the light and bright, triple aspect sitting dining area. The rear garden can be accessed from the double doors at the end of the sitting room and the kitchen side door. The gardens are south facing with two raised areas, a lawn and greenhouse tucked away at the side. At the front of the property there is driveway parking for several vehicles and access to the garage. The property has recently been completely re-decorated and benefits from a new roof in 2020 and double glazed windows installed less than 5 years ago along with a new GFCH system installed just over 5 years ago too.

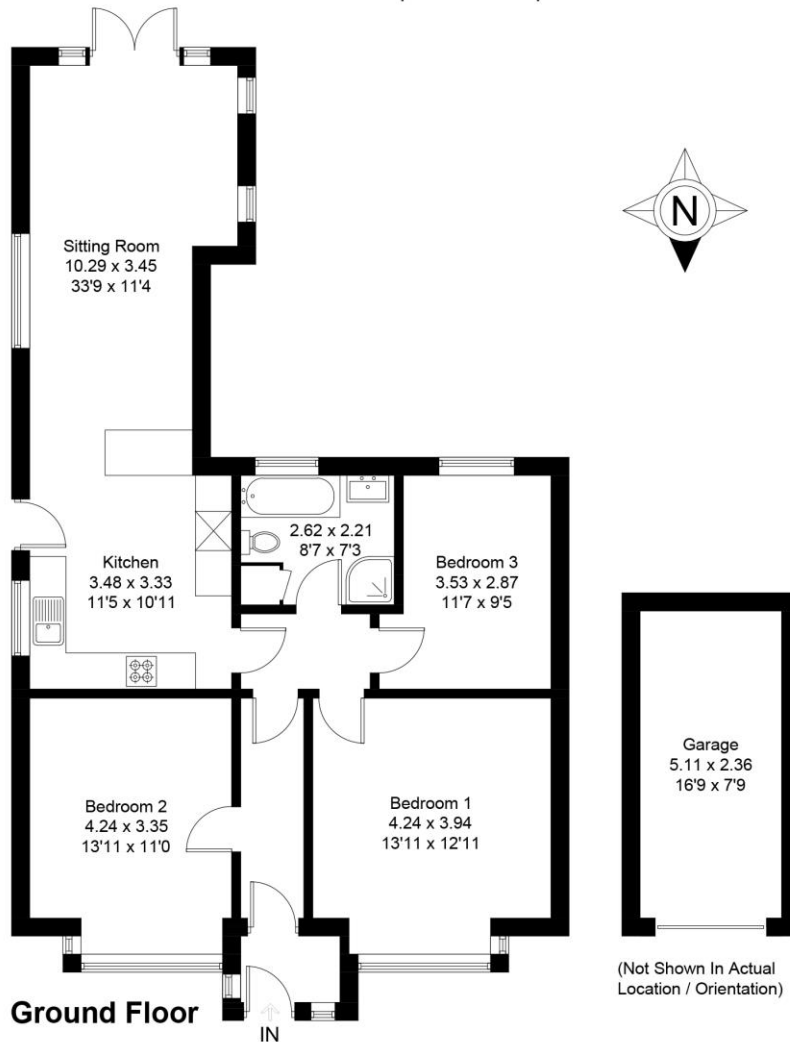
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
90 Limmer Lane, Felpham, PO22 7LE



FLOOR PLAN:

Approximate Gross Internal Area = 90 sq m / 969 sq ft
Garage = 12 sq m / 129 sq ft
Total = 102 sq m / 1098 sq ft



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. (ID736044)

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