

LIMMER LANE

Summerley Private Estate

Felpham, West Sussex



£749,000 Freehold

A detached, spacious home on the Summerley Private Estate, requiring modernisation & located a few minutes' walk to the beach

FEATURES:

- Kitchen breakfast room
- Large south facing living / dining room opening into large storeroom
- Inner hall opening to further reception space and conservatory
- Good size utility room & ground floor W.C.
- Three first floor bedrooms, master with en-suite shower room & large family bathroom
- 18'9ft loft with bath & W.C.
- Driveway parking for several vehicles
- Good size rear gardens with lawn, terrace and store
- Offered for sale with no forward chain

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SITUATION

The Summerley Estate is a private coastal estate located on the eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are 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

The front door opens into an enclosed entrance porch and a further door into a large entrance hall with doors to all ground floor rooms. The large double aspect sitting / dining room is south facing and offers ample space for both seating and dining. There is a door to the store (originally the garage) which also has a door at the rear to the utility room. The utility room is a good size with storage, space and plumbing for white goods and a door to the side. The kitchen, accessed from here, has a range of fitted units, sink and oven, and a door through to the entrance hall. At the rear of the property is a further door to a reception space which opens into a large conservatory offering views around the gardens and double doors to the terrace. There is also a ground floor W.C.

On the first floor the staircase opens to a good size landing with doors to all bedrooms. Bedroom one, situated to the front of the property, has a range of fitted wardrobes and an ensuite shower room with W.C. Bedroom two and three are both doubles and have a wash hand basin and cupboards and there is a good size family bathroom. There is a further staircase to the loft which measures 18ft in length but with some restricted head height and there is also a bath, W.C. and wash hand basin,

At the rear of the property is a good size terrace, a lawn, mature boundaries and an area at the rear of garden with mature trees and a store/shed. At the front of the property is a driveway with parking for several vehicles, a raised terrace and access to the rear on both sides. Whilst the property requires modernisation throughout, we would highly recommend a viewing to appreciate the space and opportunity this property offers.



FLOOR PLAN:

Approximate Gross Internal Area = 241.8 sq m / 2603 sq ft
 Store = 4.4 sq m / 47 sq ft
 Total = 246.2 sq m / 2650 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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