

LIMMER LANE

Summerley Private Estate

Felpham, West Sussex



£650,000 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.

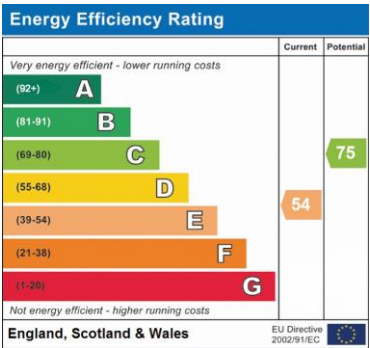


FLOOR PLAN:

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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