Bay Tree Estates

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90 LIMMER LANE, FELPHAM, WEST SUSSEX PO22 7LE

£510,000 Freehold

FEATURES

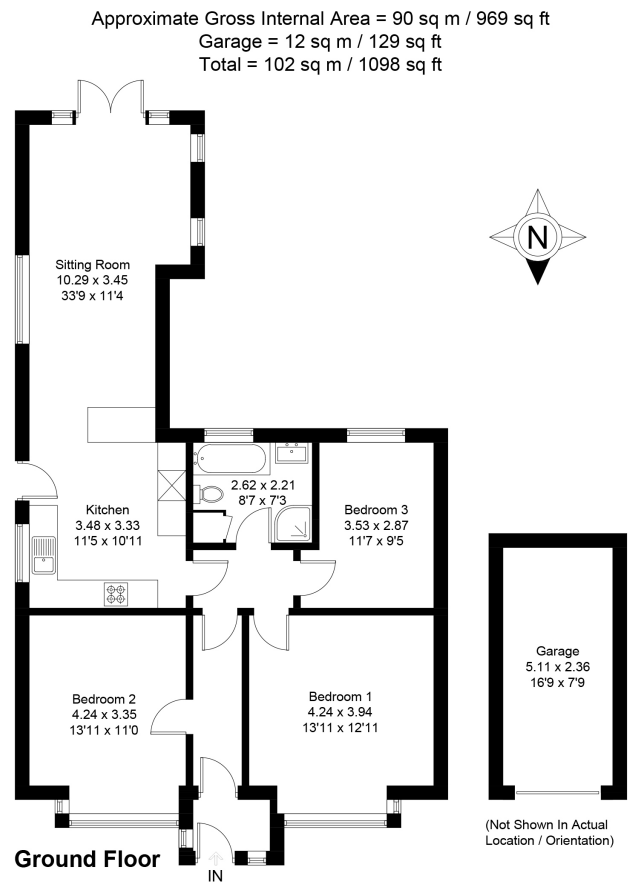
- **Detached bungalow with 3 double bedrooms**
- **Modern, light, bright open plan kitchen dining sitting room**
- **Contemporary bathroom with separate shower**
- **South facing garden with terraced areas**
- **Driveway parking and detached garage with power, light and electric roller door**

PROPERTY DESCRIPTION

90 Limmer Lane benefits from a great location and well presented, accommodation throughout. The entrance hall leads to bedroom 2, the inner hall and bedrooms 1, and bedroom 3. 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.

SITUATION

The property is within walking distance of the beach, the local Summerley Post Office stores and Felpham village, which offers wide ranging amenities and a choice of schools, shops and public houses. There are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. Regular bus services link Felpham to neighbouring Bognor Regis and Chichester and Arundel is 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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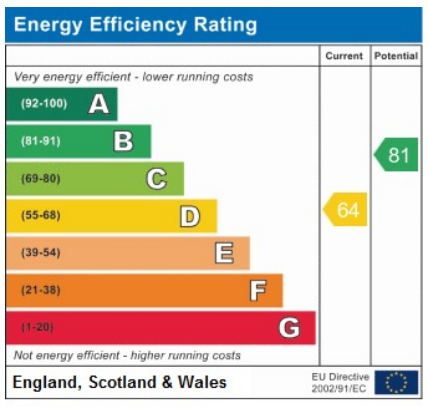

Address:
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21st abp Arun Business Partnership Awards 2018 PROUD SPONSOR

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