

## LIMMER LANE

Summerley Private Estate

Felpham, West Sussex



## O.I.E.O.£1,000,000 Freehold

A detached, spacious, beautifully presented home on the desirable Summerley Private Estate and a few minutes' walk to the beach

### FEATURES:

- Stunning south facing sitting room with fireplace
- Kitchen / dining / family room with bi-fold doors to garden; utility room & larder
- Master bedroom with en-suite bathroom and large dressing room
- Three further first floor double bedrooms, two sharing a Jack-and-Jill shower room & a further family bathroom
- Rear gardens with swimming pool, large terrace and lawn
- Garage and driveway
- 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

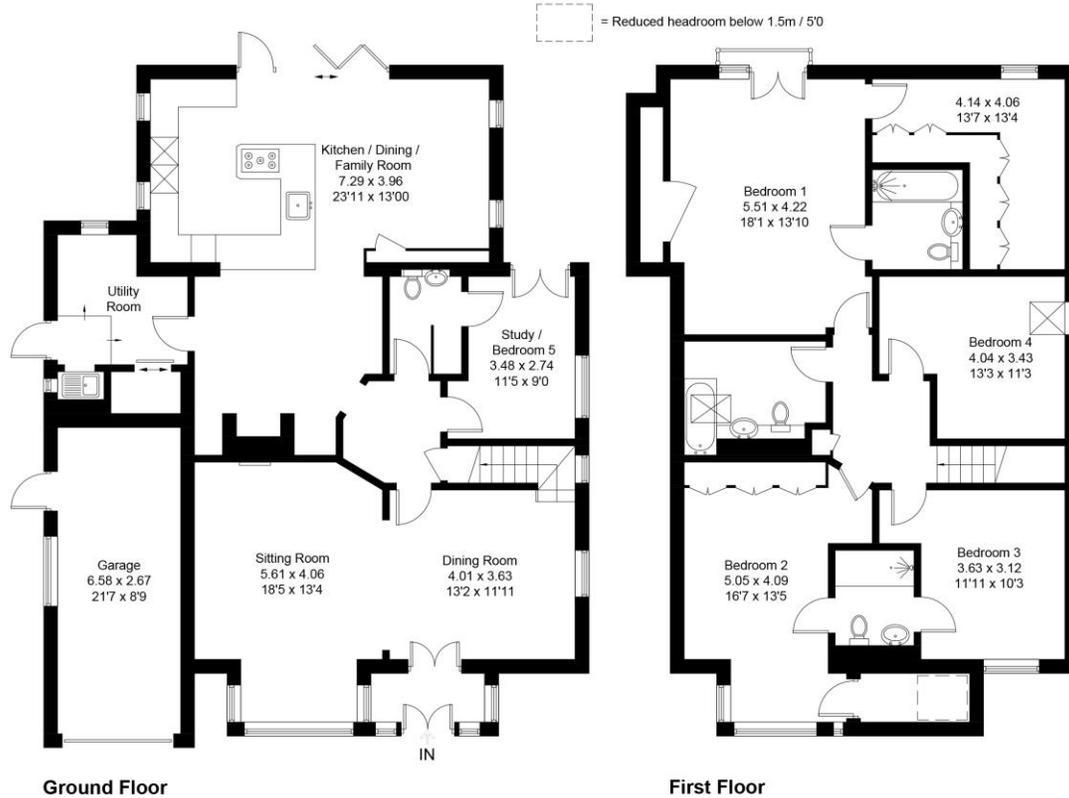
93 Limmer Lane is a superb, spacious home offering great size reception rooms and bedrooms in a sought-after location and a few minutes' walk to the beach. From the fully enclosed entrance porch the double, oak internal doors open into the entrance / dining hall and sitting room. This room is south facing, spans the entire width of the front of the house and offers versatile reception space. The living room area is carpeted with a fireplace and coal-effect gas fire. Moving through this room to the inner hallway there is a door to a further reception room/ground floor bedroom 5 with doors to the rear terrace and a Jack and Jill shower room which can also be accessed from the inner hallway. The hallway then opens into the kitchen / dining / family room which measures 23ft at widest and incorporates a good size family area, a large dining area and a Sheraton fitted kitchen with two double ovens with warming trays, a large induction hob, integrated dishwasher and a very good level of storage units. The u-shaped counter offers plenty of worktop space and breakfast bar/occasional seating. There are bi-fold doors that fully open across the rear of the room to the terrace and garden beyond. There is a large utility room with space for three appliances, access to the large, walk-in larder, a recessed sink area and a door to the side and access to the rear of the garage.

On the first floor the master bedroom suite spans the rear of the property with full length window and Juliette balcony overlooking the garden and pool area, a large dressing room with a range of 6 double fitted wardrobes and an ensuite bathroom with shower. There are two further double bedrooms at the front of the house that share a Jack and Jill shower room and a fourth double bedroom with fitted storage. There is also a family bathroom and airing cupboard.

Adjacent to the rear of the property is a large terrace which spans the width of the house, a lawn with mature shrub boundaries, a pond and a short flight of steps up to the swimming pool terrace with a heated, shaped pool, pump house and changing room. At the front of the property there is an in/out driveway offering parking for several vehicles, access to the single garage and access on both sides to the rear. The property is very well presented and in our opinion a viewing would help to appreciate the great space, configuration and finish that this property has to offer.

# FLOOR PLAN:

Approximate Gross Internal Area = 230.2 sq m / 2478 sq ft  
 Garage = 17.6 sq m / 189 sq ft  
 Total = 247.8 sq m / 2667 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.(ID826187)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	54	75
(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	



**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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