



90 Limmer Lane, Felpham

Guide Price £495,000

 Henry Adams
estate agents



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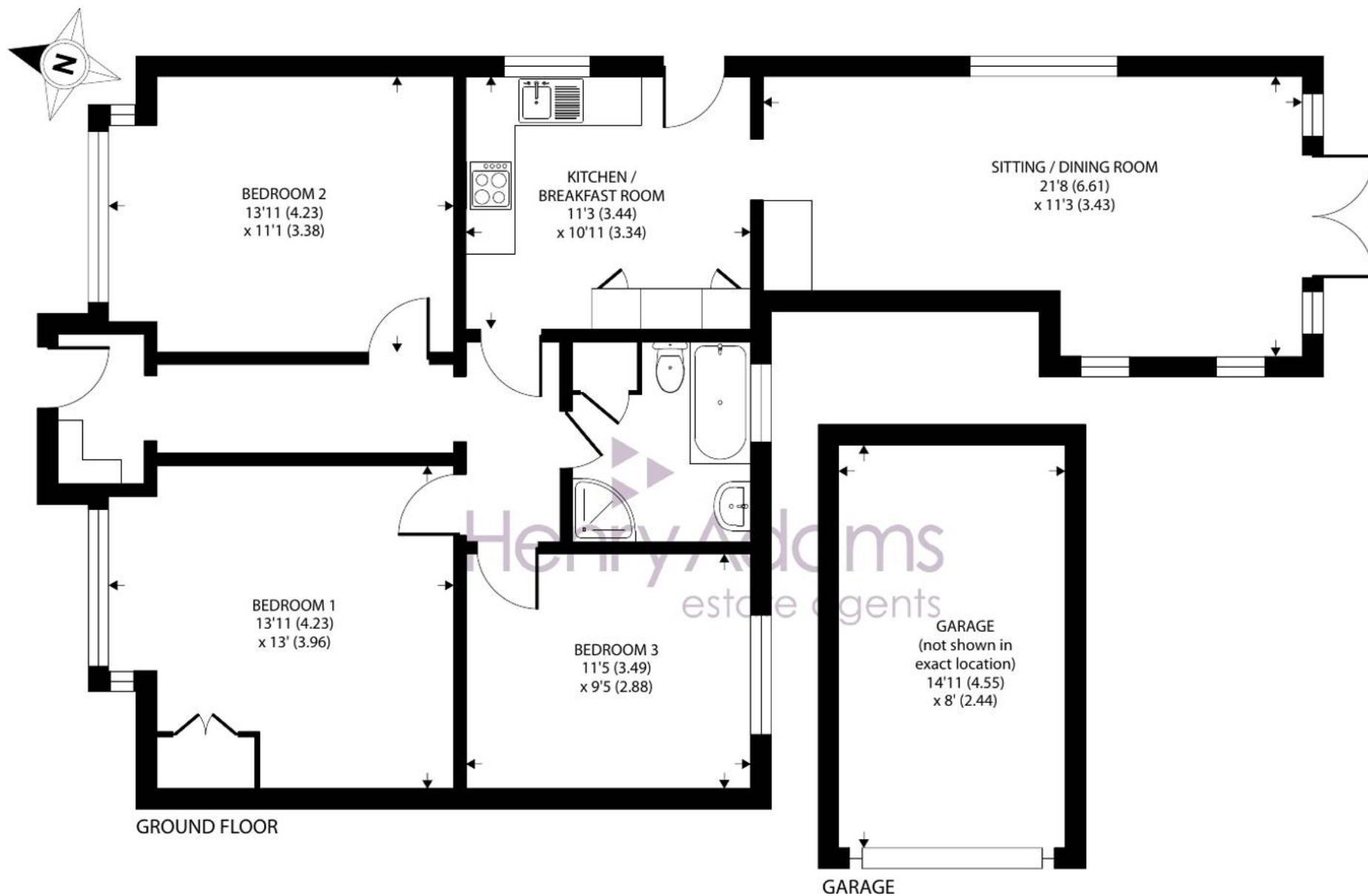
- Detached Bungalow
- Three Bedrooms
- Open-Plan Kitchen/Dining/Sitting Room
- Family Bathroom with Bath & Separate Shower
- Driveway and Detached Garage
- South-Facing Rear Garden
- No Onward Chain
- Desirable Location
- Not Far From Beach
- Well Presented Throughout

Situated in a popular and well-established residential area of Felpham, this attractive three-bedroom detached bungalow offers a wonderful opportunity to enjoy relaxed coastal living, with the beach, and local amenities all within walking distance and the added advantage of no onward chain.

The property is tastefully decorated in light, neutral tones throughout, creating a fresh and spacious feel. To the front of the home are bedrooms one and two, both featuring bay windows that allow in plenty of natural light. Bedroom one also benefits from built-in storage. Bedroom three overlooks the rear garden and is positioned close to the modern family bathroom, which includes both a bath and a separate shower and plumbing for a washing machine in the built in cupboard. At the heart of the home is a spacious open-plan kitchen, dining and sitting area. The kitchen is fitted with a stylish range of pale grey shaker-style units, along with integrated appliances including an eye-level oven and hob, dishwasher, and fridge/freezer.







Approximate Area = 958 sq ft / 89 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



This sociable space opens into a bright sitting area with doors leading directly out to the rear garden. Externally, the bungalow enjoys a generous frontage, with a lawned front garden bordered by well-established plants and shrubs, creating a welcoming first impression. A driveway provides ample off-road parking and leads to a detached garage.

To the rear, the south-facing garden is fairly low maintenance and is mainly laid to lawn, with a patio area ideal for outdoor dining and mature borders add colour and interest.

The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. Historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3words ///prop.barks.funny

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.