



117 Limmer Lane
Summerley Estate | Felpham | West Sussex | PO22 7LR

Price £1,675,000
FREEHOLD

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Features

- Superbly Presented Detached Family Home
- Elevated Position One Row Back From Promenade
- Southerly Sea Views From The Front
- 5 Bedrooms (2 with En-Suite Facilities)
- 4 Reception Rooms
- Solar Panels & EV Charging Point
- Double Garage & On-Site Parking
- 0.24 of an acre plot
- Current EPC Rating: B (81)
- 3,115 Sq Ft / 289.4 Sq M (including garage)

Occupying an elevated position, one row back from the beach and promenade, with Sea Views to the front, this superbly presented two storey detached residence has been tastefully and sympathetically extended and improved by the current owner occupiers throughout recent years to create a unique, ready to move into family home.

The private Summerley Estate is owned and managed by the residents who become shareholders of the estate. The estate itself provides access to the promenade and beach creating an ease of access to amenities within Felpham village, which retains a community feel, with its village public houses, sailing club, primary & secondary schools, leisure centre with swimming pool, golf course and a variety of local amenities.

The accommodation in brief comprises welcoming entrance lobby leading into a generous reception hall, fitted kitchen/breakfast room, separate utility room, sitting room, dining room, home office/hobbies room, ground floor shower room with wc, impressive first floor landing, master bedroom suite with balcony/sun terrace, dressing room and en-suite shower room, guest bedroom suite with feature mezzanine and en-suite shower room, three further bedrooms and luxury family bath/shower room.

The property sits within a plot of 0.24 of an acre and also offers double glazing throughout, modern updated gas heating system via radiators, solar panels, on-site parking for several vehicles, a double garage with EV charging point and a fully enclosed rear garden.

The front door with flank double glazed natural light panelling leads into an impressive entrance lobby with double glazed panel window to side, tiled flooring, bespoke fitted shoe storage with cloaks hanging over, a fitted storage cupboard and part panelled walls. The lobby flows through into the central bay fronted reception hall which is currently utilised as a games room and boasts views towards the sea to the front with glazed double casement doors to the adjoining dining room, door to the kitchen/breakfast room, staircase to the first floor with handrail/balustrade and useful under-stair storage cupboard, door to the versatile home office/hobbies room, walk-in storage cupboard housing the gas boiler, additional built-in shelved storage cupboard, along with doors to the shower room and utility room.

The kitchen/breakfast room boasts a range of quality fitted units and work surfaces with feature 'L' shaped island/breakfast bar, integrated appliances, along with glazed double doors to the adjacent sitting room and adjoining dining room and a pair of double glazed French doors with flank double glazed panelling to the rear providing access into the garden.

PY1675 - 03/25







The sitting room measures 18' 10" x 17' 2" and also provides access to the rear garden via double glazed French doors with flank double glazed panelling to the rear. The dining room has a double glazed window to the front providing views towards the sea, feature display recesses and a fitted cupboard housing the recently installed modern electric consumer unit. The versatile home office/hobbies room lends itself to a variety of uses and has a double glazed window to the side and large walk-in storage cupboard housing the modern pressurised hot water cylinder.

The separate utility room is positioned at the rear of the property with further fitted units and work surface, second sink unit, space and plumbing for a washing machine and dryer, along with space for further free-standing appliances, a fitted floor to ceiling storage cupboard, double glazed window to the rear and double glazed door to the side. In addition, the ground floor has a shower room with shower enclosure with electric power shower, wash basin and wc.

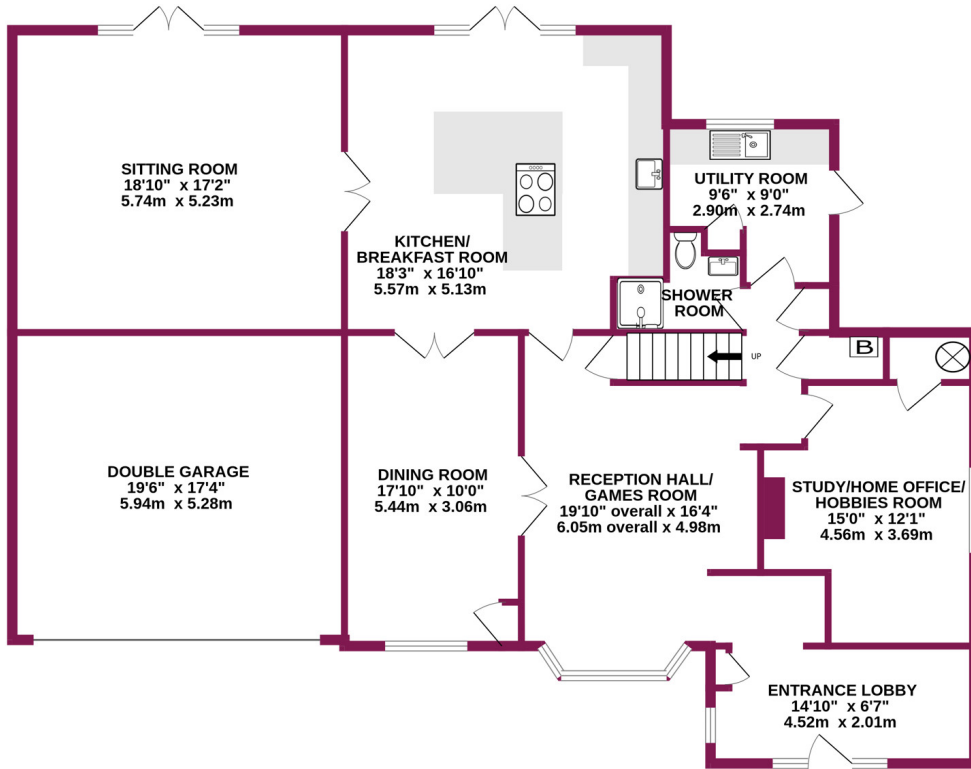
The first floor provides an impressive landing with two double glazed bow windows to the rear overlooking the rear garden, a fitted storage cupboard, access hatch to the loft space and doors to the five bedrooms and family bath/shower room. The Master bedroom is positioned at the front with feature 13' 2" vaulted ceiling height and provides access on to a front covered balcony/sun terrace enjoying delightful views towards the sea. A door from the bedroom leads to the adjoining dressing room, which in turn provides access in to the en-suite shower room with shower enclosure, wash basin, wc and quality fitments. The Guest bedroom suite is positioned at the rear with 13' 2" vaulted ceiling height and incorporates a feature mezzanine level, which could be utilised for a variety of purposes, along with a second en-suite shower room with quality fitments including shower enclosure, wash basin and wc. Bedrooms 3, 4 and 5 are all good size rooms, all with double glazed bow windows to the front, all enjoying delightful views towards the sea, with bedrooms 3 and 4 benefiting from fitted wardrobes/storage cupboards.

The family bath/shower room has a double glazed window to the rear, double glazed window to the side and boasts a suite of shower enclosure with dual shower, free-standing roll top bath, close coupled wc and feature wash basin with storage under.

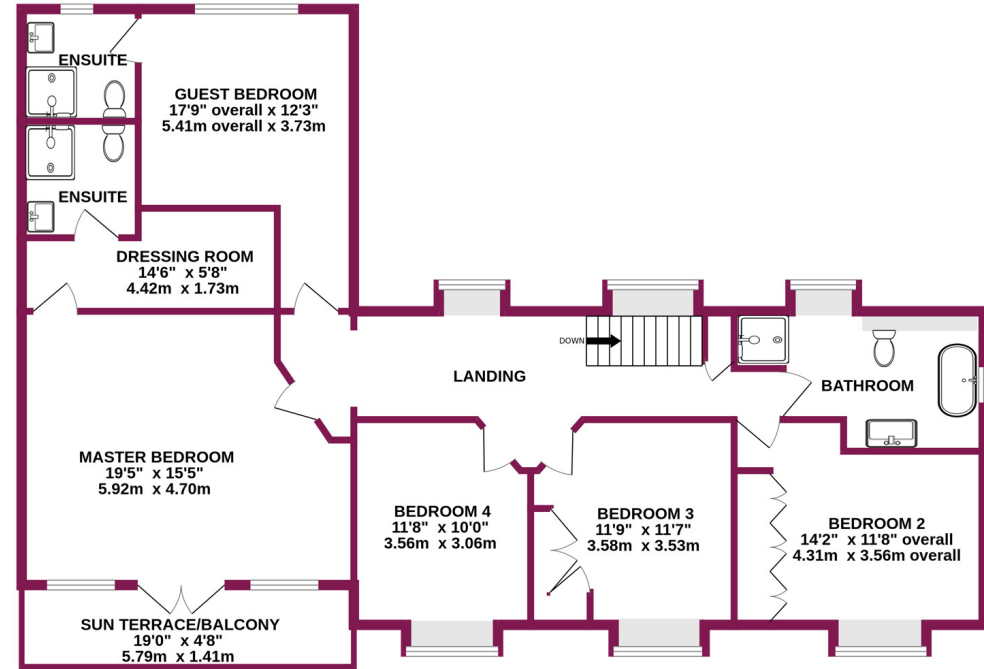




GROUND FLOOR
1821 sq.ft. (169.2 sq.m.) approx.



1ST FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 3115 sq.ft. (289.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally, the property provides on-site parking at the front, an integral double garage measuring 19' 6" x 17' 4" with an electrically operated vertical door, power, light and EV charging point. Gates at either side of the property lead to the fully enclosed rear garden, which is predominantly laid to lawn with a paved entertaining terrace, raised beds, greenhouse, timber storage shed and mature trees, shrubs and foliage providing screening from neighbouring properties.

Summerley Private Estate Contribution: Approx £300.00 p.a. (2025 - 2026) **Council Tax:** Band F £3,351.48 p.a. (Arun District Council / Felpham 2025 - 2026)

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



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