



LIMMER LANE | FELPHAM | PO22 7LP



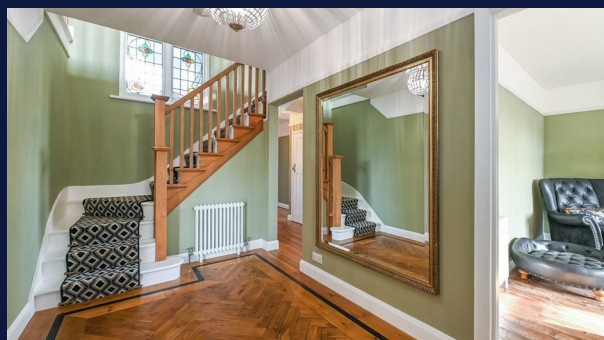
- Detached House
- Five Bedrooms
- Three En-Suites
- Two Reception Rooms
- Sizeable Master Suite
- Kitchen/Family Room
- Utility Room
- Study
- Garage & Ample Parking

Limmer Lane is situated in the esteemed Summerley seafront private estate in Felpham. There's direct access to the promenade and beach from the estate. The property is located close to various amenities such as shops, cafes, restaurants, and popular schools. Felpham village is less than 1.5 miles from the property and is a local favourite for its restaurants, pubs and The Lobster Pot Cafe. The Cathedral City of Chichester is 8 miles from the property and also boasts popular schools, the Festival Theatre, and its well known shops.

The current owner has significantly improved and extended the property with modern and character features. Upon entering, there is an entrance porch with polished concrete flooring and ample space for coats and shoes. To the right is the snug with a dual aspect and feature fireplace. At the rear is an office space, downstairs cloakroom and a good-sized utility room which has room for white goods and an extra cooker with hob. Additionally, there's a separate dining room with a beautiful feature fireplace. The dining room leads to the superb open-plan kitchen/family room which enjoys a feature vaulted ceiling with a roof lantern, a modern kitchen with a range of integrated appliances, large seating area and bi-folding doors onto the garden.

Ascending the stairs to the first floor, there's an attractive gallery landing with a stained glass window overlooking the vaulted section of the kitchen. From the landing, you can access all the five bedrooms. On the eastern side, there's a family bathroom with a modern suite and the third and second double bedrooms. The third bedroom offers an en-suite bathroom as well as a dressing area. The sizeable master suite offers a bank of built-in wardrobes with a hidden door into the full en-suite bathroom, which boasts a freestanding bath and a walk-in shower. Additionally, there's a single bedroom as well as further good-sized double which also has a shower en-suite

To the front, there's ample parking for several vehicles with attractive rail and bar fencing and raised flower beds. To the rear, there's a secluded garden with a paved seating area and storage sheds. The garden benefits from a large wooden cabin which has two rooms. One is currently being used as a bar and the second has been used as an office. The cabin has full electricity and insulation.









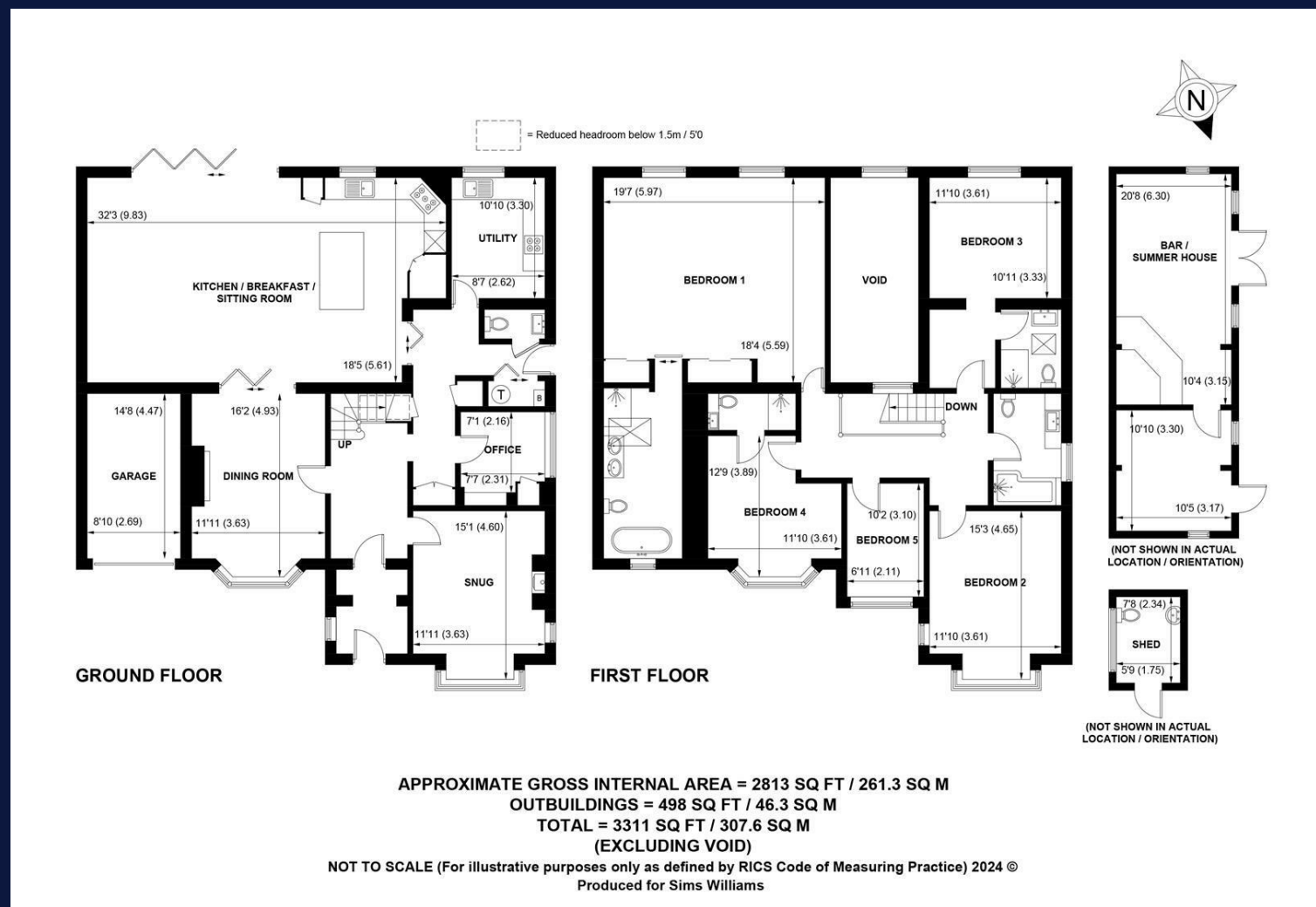




EPC Band - Current - D Potential - C

Council Tax Band F

From the roundabout at the junction of Middleton Road and Felpham Way on the A2259, continue along Felpham Way, taking the third left into Summerley Lane. At the end of the lane, just past the village shop, turn left onto the Summerley Estate and continue along Limmer Lane where the property can be found on your left before the Wansford Way turning.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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