



101 LIMMER LANE

FELPHAM | PO22 7LP

*SW*

Sims Williams

- Detached House
- Private Summerley Estate
- Three Bedrooms
- Three Reception Rooms
- Modernised Throughout
- Utility Room
- Cloakroom
- Garage and Off Road Parking
- Sizable Garden

The property is located on the ever popular Summerley Private Estate, ideally located just 1.5 miles from Felpham village with its array of shops, cafes, restaurants and popular schools. Direct access to the beach and promenade is less than 200 yards from the front door. 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 property has recently been refurbished throughout adding a modern feel whilst still retaining plenty of the original character. The accommodation is set over two floors and comprises; entrance porch with separate W.C, the inner hall way leads into the generously sized kitchen/dining room complete with a roof lantern that floods the room with light. Further along the hallway, to the front of the property, is the snug with patio doors and a multi-fuel burner. The dual aspect sitting room is next door and features a large bay window and further multi-fuel burner. Completing the downstairs accommodation is a large utility room.

Upstairs is a sizable modern shower room with storage cupboards and a further family bathroom with a bath. There are three good sized double bedrooms with the master bedroom boasting a built-in wardrobe and feature bay window over looking the rear garden.

Outside, to the front, is a shingled drive way providing plenty of off road parking and access to the detached garage. The rear garden is a particular highlight of the property with mature trees and shrub borders, a large paved seating area with pergola, garden cabin and green house.









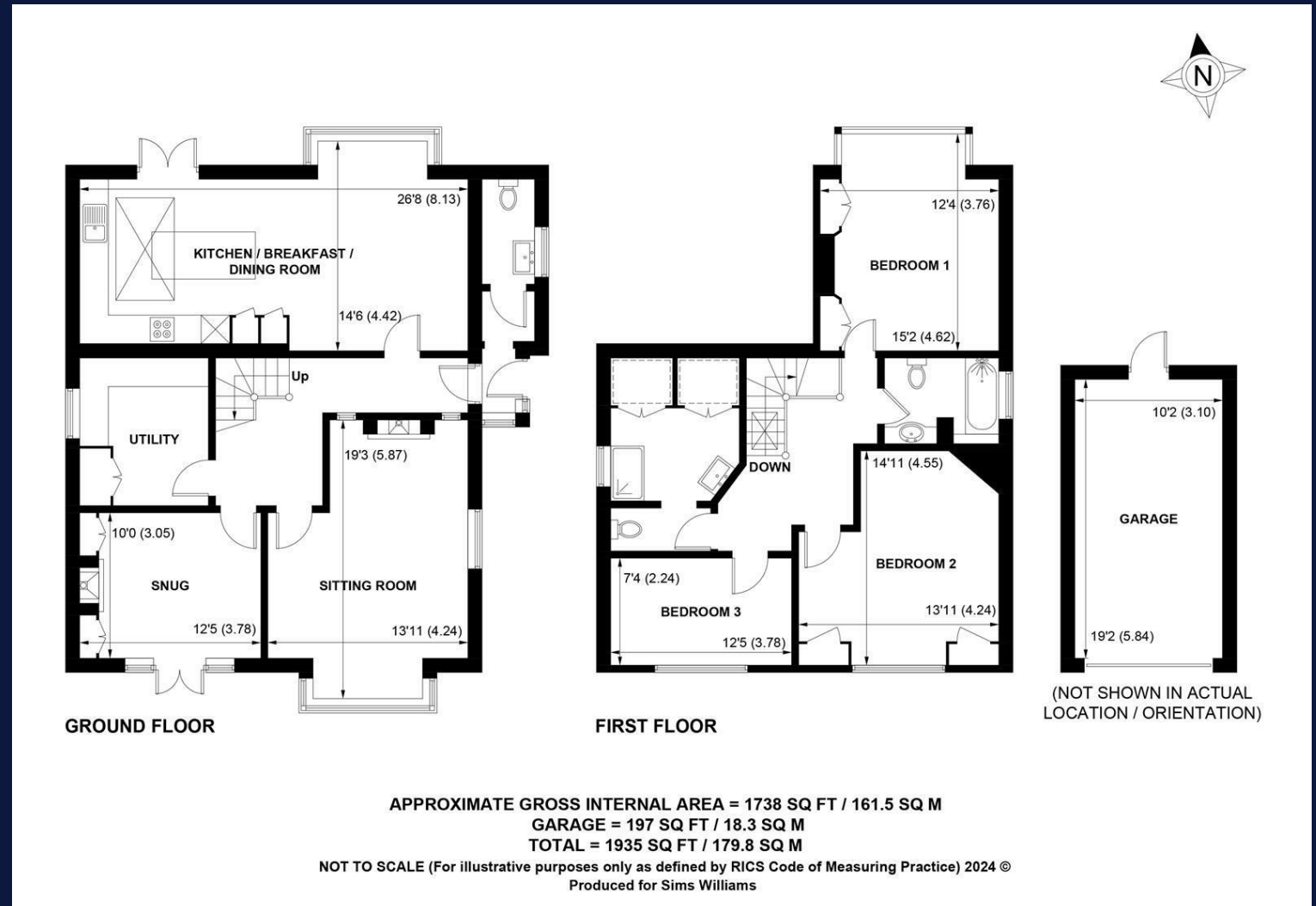




EPC Band - Current - D Potential - C

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.