



# 91 LIMMER LANE

FELPHAM | PO22 7LP



- Detached Family Home
- Private Seafront Estate
- Three Double Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Kitchen/Family Room
- Ample Parking
- Superb Garden
- Garden Room/Bar

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.

Upon entering you're met by an attractive entrance hallway. To the left is a reception room with a feature fireplace and front facing bay window, this room could also be used as a fourth downstairs bedroom if required.

To your right is The kitchen/family area, which also boasts a wood burning stove, seating area, breakfast bar and central island with cooking facilities and extractor. There is a range of integrated appliances and base and eyelevel units. From the kitchen, you can find an entrance into a utility room and then a downstairs cloakroom.

To the rear of the property is a good size, conservatory, overlooking the rear garden, which in turn leads to the sitting room, which enjoys a dual aspect and French doors onto the garden.

Ascending the stairs to the first floor there is a gallery landing. There are three good sized double bedrooms, all of which boast built-in storage, with the master, having a walk-in wardrobe and full ensuite. The dressing room was previously a fourth bedroom and has been adapted to suit the needs of the current owners, this could always be changed back should anybody require this. There is a family shower room which has a walk-in shower, vanity unit and W/C.

To the front of the property, there is ample parking for several vehicles and a carport. To the rear is a large private garden which is mainly laid to lawn and has a raised deck seating area, water feature and a garden room/bar. There is also log storage and side access via the carport.









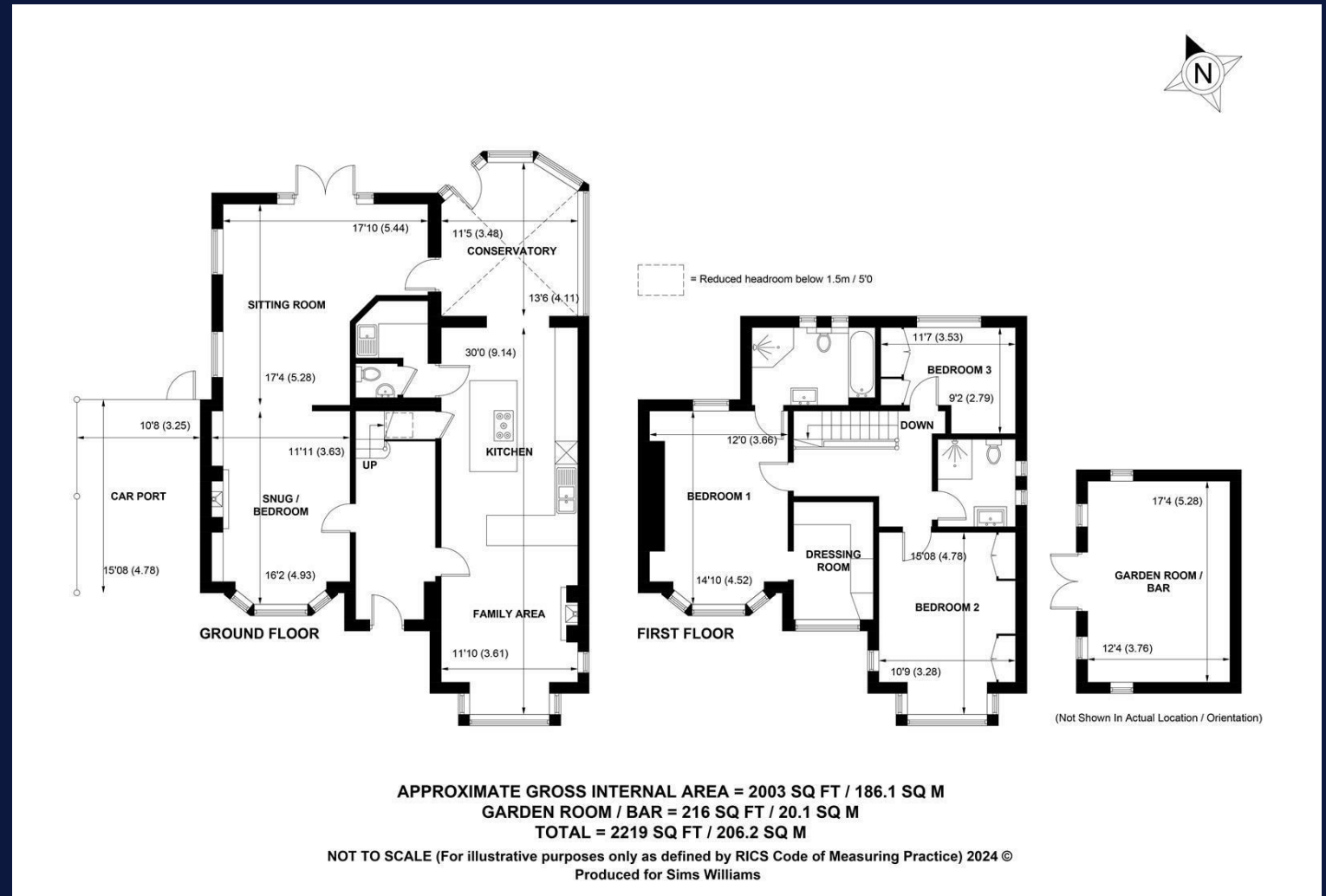




EPC Band - Current - D Potential - C

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.