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Sims Williams



92 LIMMER LANE, FELPHAM, WEST SUSSEX, PO22 7LE

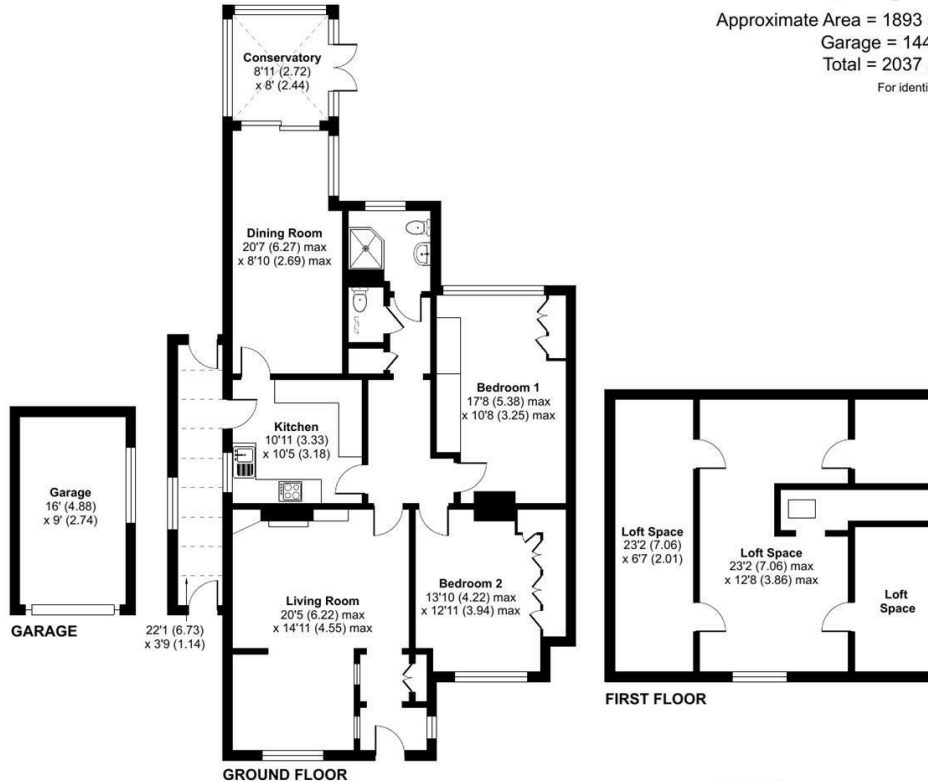
# Limmer Lane, Felpham, PO22

Approximate Area = 1893 sq ft / 175.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 2037 sq ft / 189.1 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1122516



# £475,000 Freehold

92, LIMMER LANE,  
FELPHAM,  
WEST SUSSEX, PO22 7LE

- End of Chain
- Detached Two Bedroom Bungalow
- Three Reception Rooms
- In need of Modernisation
- Potential to Extend
- South Facing Garden
- Garage & Off Road Parking
- Close Proximity to the Seafront
- Village Location

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = E

Limmer Lane is a much sought after road in the village of Felpham. The village centre is located less than 0.5 miles away and boasts various amenities such as shops, cafes, restaurants, and popular schools. The Cathedral City of Chichester can be found 8 miles north of the property and has a comprehensive shopping precinct as well as cultural attractions, such as the Festival Theatre and the Goodwood Estate.

This two bedroom end of chain bungalow is in need of updating but has huge potential to be extended.

The accommodation comprises; an entrance hall which leads into the sitting room with a large picture window overlooking the front garden. From the sitting room is an inner hallway where both the double bedrooms can be found along with the family bathroom with shower cubicle and another separate W.C.

The loft is accessed via a hatch with a drop down ladder, it is fully boarded with eaves storage cupboards and has a window overlooking the front of the property.

Off the hallway is the good size kitchen that leads into the dining room and then into the conservatory that looks over the rear garden. Off the kitchen is a lean-to with a door into the rear garden that is currently being used as a utility area.

Outside to the front the property is the single garage with electric door and two off road parking spaces. The property is accessed by a set of stone steps.

The front garden is a particular feature of the property and is laid mainly to lawn with mature shrub borders. There is side access down both sides of the property and a separate bin store.

## Disclaimer

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.

## Directions

Travelling east from the Felpham Leisure centre on the B2259 (Felpham Way), at the four way traffic lights turn right on to Felpham Road. Take the fourth turning on the right onto Limmer Lane, heading east for half a mile the property will be on your left hand side.

