



LIMMER LANE

FELPHAM | WEST SUSSEX | PO22 7LP



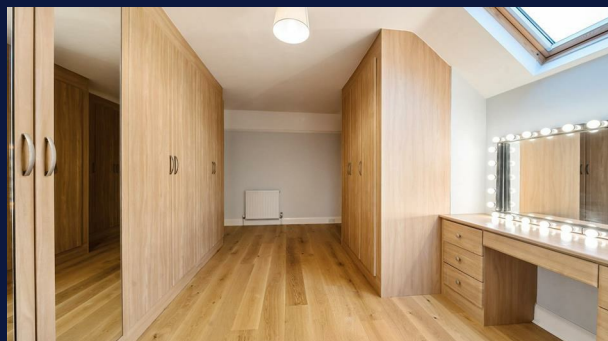
- Detached House
- Four Bedrooms
- Two Reception Rooms
- Master Suite with Dressing Room & En-Suite
- Three Bathrooms
- Large Garden
- Sea Views Across the Twitten
- Garage & Off Road parking
- Private Seafront Estate

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 boasts popular schools, the Festival Theatre, and its well known shops. Bognor Regis Station provides direct train links to London Victoria and Gatwick Airport.

The property is offered chain-free, the current owners have refurbished the property throughout, featuring wooden floors in all rooms. The accommodation is spread over two floors and comprises; an entrance porch, an inner hall with shower room and W.C, a generous sized kitchen/breakfast room and a separate utility room. Off the hallway is the lounge/dining room with feature fireplace which leads into an additional reception room with a view of the rear garden.

The second floor offers a master bedroom with a dressing area and en-suite bathroom with free-standing bath and separate shower. The second bedroom also has an en-suite bathroom. Completing the accommodation are two further bedrooms.

At the rear, there is a generous sized lawn with mature shrub borders, a decked area, and side access to the front. The front of the property offers off-road parking for multiple vehicles and access to the garage.









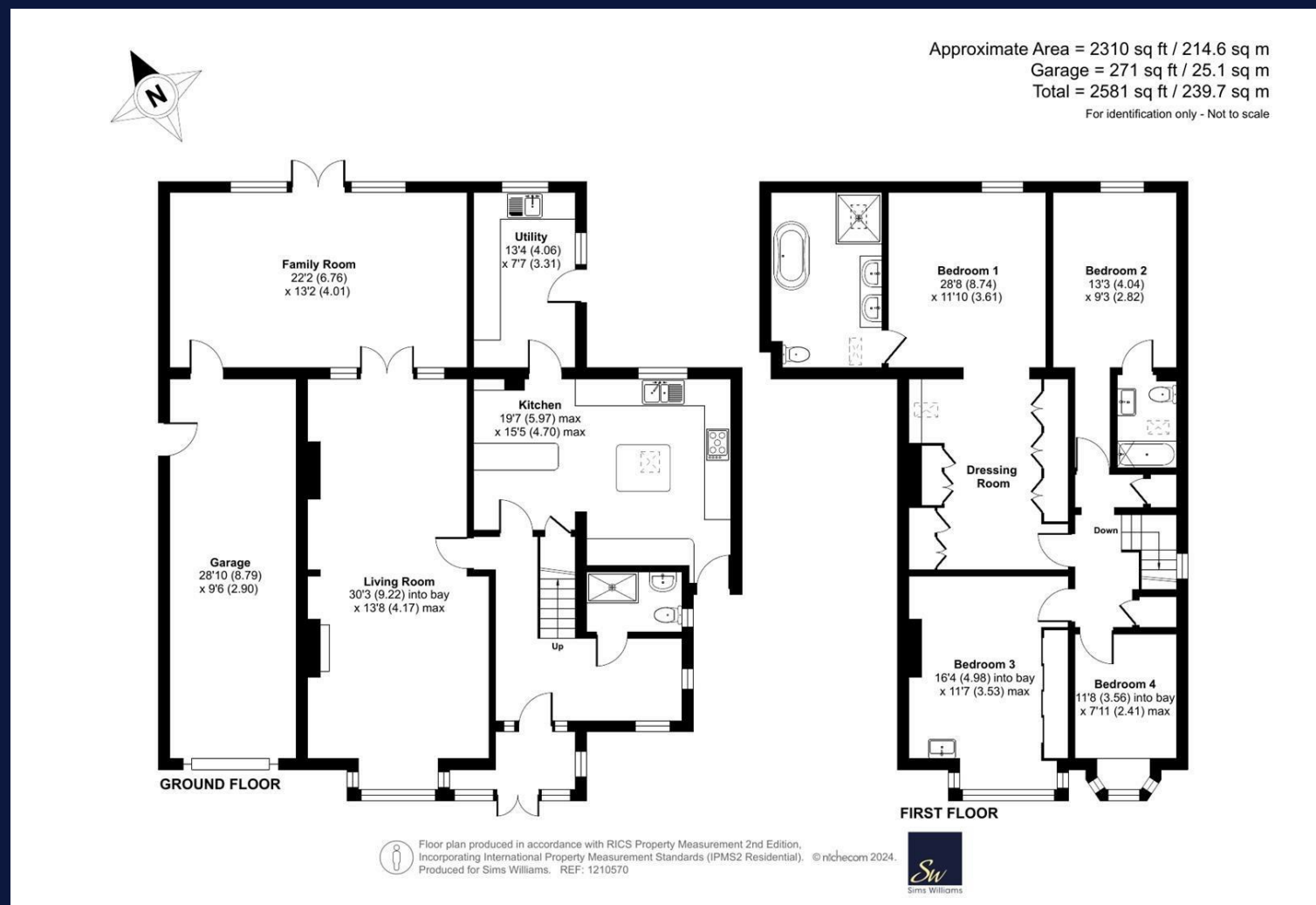




EPC Band - Current - D Potential - C

Council Tax Band G

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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