



92 Limmer Lane, Felpham PO22 7LE

£420,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams



## Key Features

- 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

## Tenure - Freehold



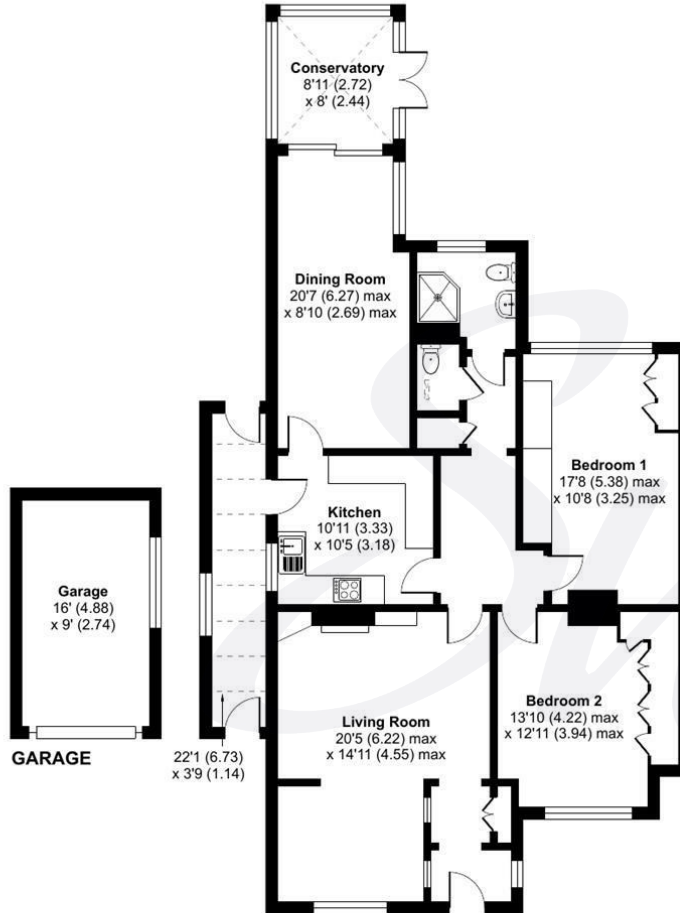
# Limmer Lane, Felpham, PO22

Approximate Area = 1893 sq ft / 175.8 sq m

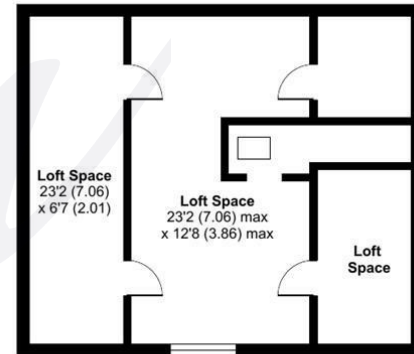
Garage = 144 sq ft / 13.3 sq m

Total = 2037 sq ft / 189.1 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Certified  
Property  
Measurer

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





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract.