



# BARN ROCKS

LIMMER LANE | FELPHAM | PO22 7LP

*SW*

Sims Williams



# BARN ROCKS

116 LIMMER LANE, FELPHAM, PO22 7LP

£925,000 FREEHOLD

- Detached Cottage
- Four Bedrooms
- Newly Re-Thatched
- Three Bathrooms
- Utility Area
- Two Downstairs Cloakrooms
- Wrap Around Gardens
- Parking & Garage
- Views Towards The Beach

Located within the sought-after Summerley Estate on the eastern fringe of Felpham village, the property enjoys access to a wide range of local amenities. These include schools, GP practices, shops, pubs and a leisure centre with swimming facilities. There are also nearby sailing and sports clubs. Felpham is well served by public transport, with regular buses to Bognor Regis, Arundel and Chichester—all within a 10-mile radius. The renowned Goodwood Estate, with its world-famous events, and the scenic South Downs National Park are also within easy reach, offering numerous opportunities for outdoor recreation.

The property is entered via a fully enclosed porch, providing practical space for coats and shoes. From here, there is access to a ground floor shower room with utility area, W.C., and then a larder cupboard. The end of the hall also leads into a generously proportioned kitchen/dining room, complete with ample units, wide work surfaces, and, currently an electric AGA. The room comfortably accommodates a dining table and features two sets of doors that open out to the sunny south-facing garden. The main reception room also enjoys a southerly aspect with dual aspect views across the garden. Additionally, there is a study area currently arranged as a library.

The first floor hosts four bedrooms. The main bedroom enjoys views towards the beach and benefits from double fitted wardrobes. The second and third bedrooms are both well-sized doubles; bedroom two has its own en-suite shower room, while bedroom three includes a W.C. and basin. The fourth bedroom, a single bedrooms size, remains a useful and flexible space. The family bathroom offers a bath with overhead shower, basin unit with storage under and a W.C. A loft ladder provides access to a spacious loft area, ideal for easy storage.

The garden wraps around the home and includes a lawn, raised planting beds with mature shrubs, and a summerhouse fitted with power. A key feature is the private rear gate, providing direct access to the seafront promenade just 150 yards away. At the front of the house is further terrace space, along with additional storage. A generous driveway offers off-street parking and leads to a garage with an electric roller door.





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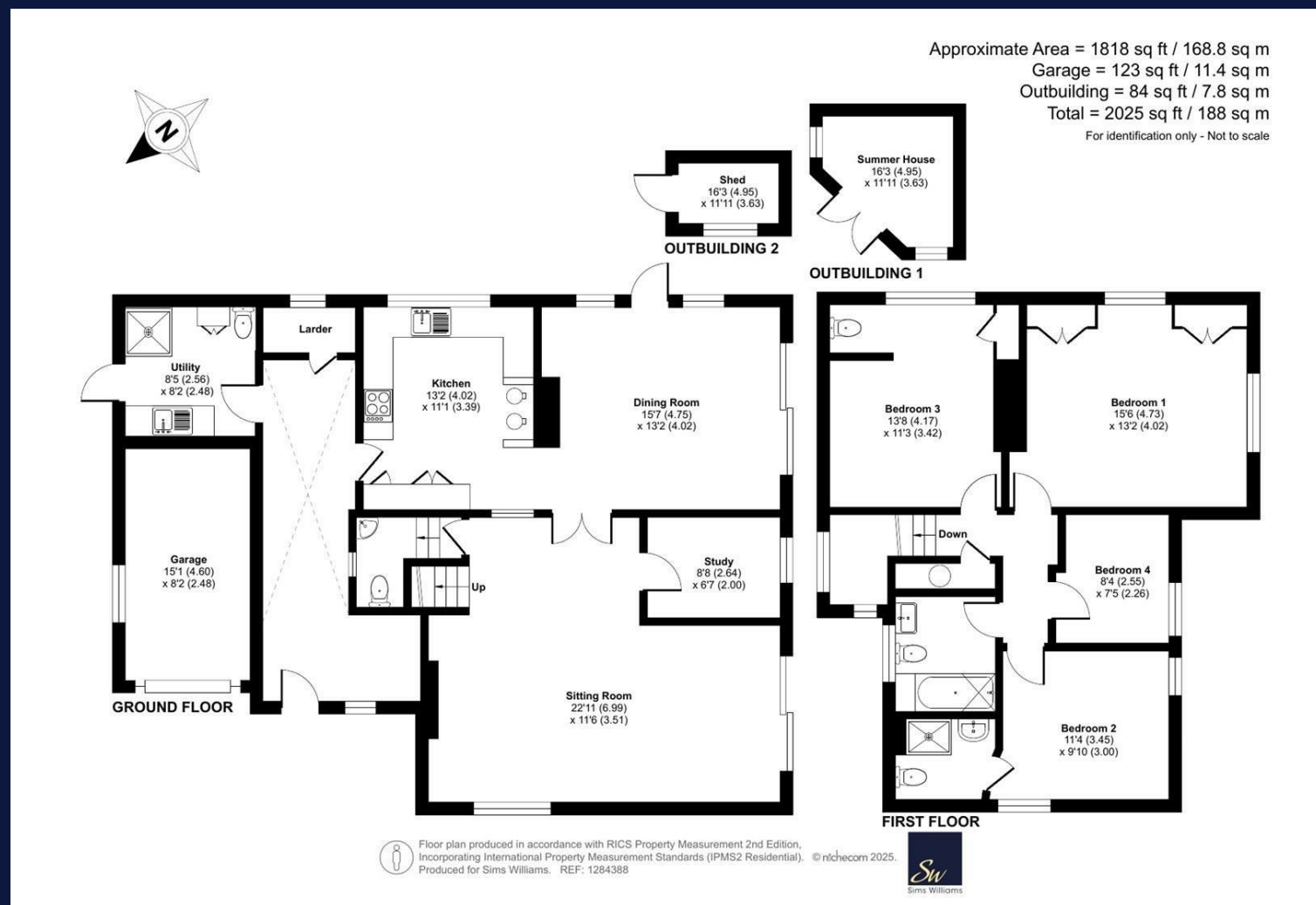
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EPC Band - Current - D Potential - C

Council Tax Band F



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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