

The Corner House, 47 Limmer Lane, Felpham, Bognor Regis, West Sussex,  
PO22 7HD  
£650,000 Freehold

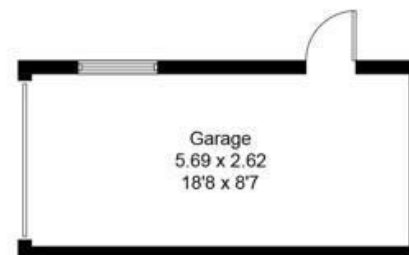
**FARNDILL**  
ESTATE AGENTS



Approximate Gross Internal Area = 150.6 sq m / 1621 sq ft  
Garage = 14.8 sq m / 159 sq ft  
Total = 165.4 sq m / 1780 sq ft



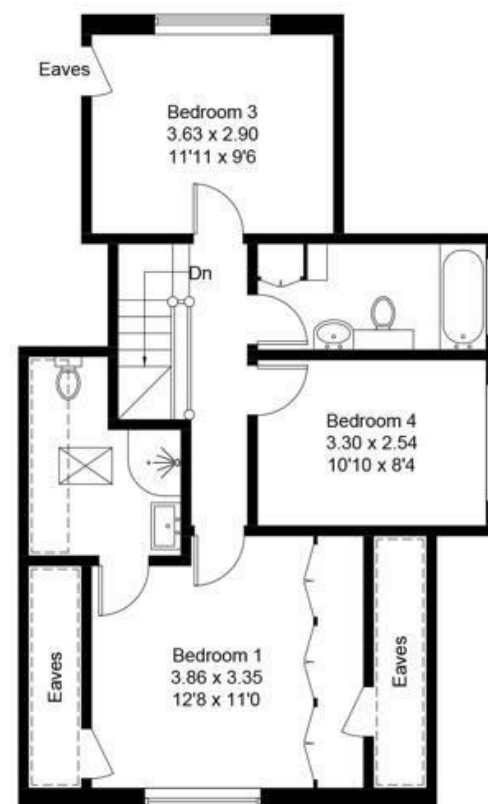
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

- Well-Presented Detached Family House
- Stunning Open-Plan Kitchen/Dining Room and Sitting Room
- Playroom or Boot Room
- 4 Bedrooms (3 First Floor, 1 Ground Floor)
- Family Bathroom, Ensuite and Ground Floor Shower Room
- Utility Room
- Driveway and Garage
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Within 800 Yards of Felpham Village Centre and the Seafront

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

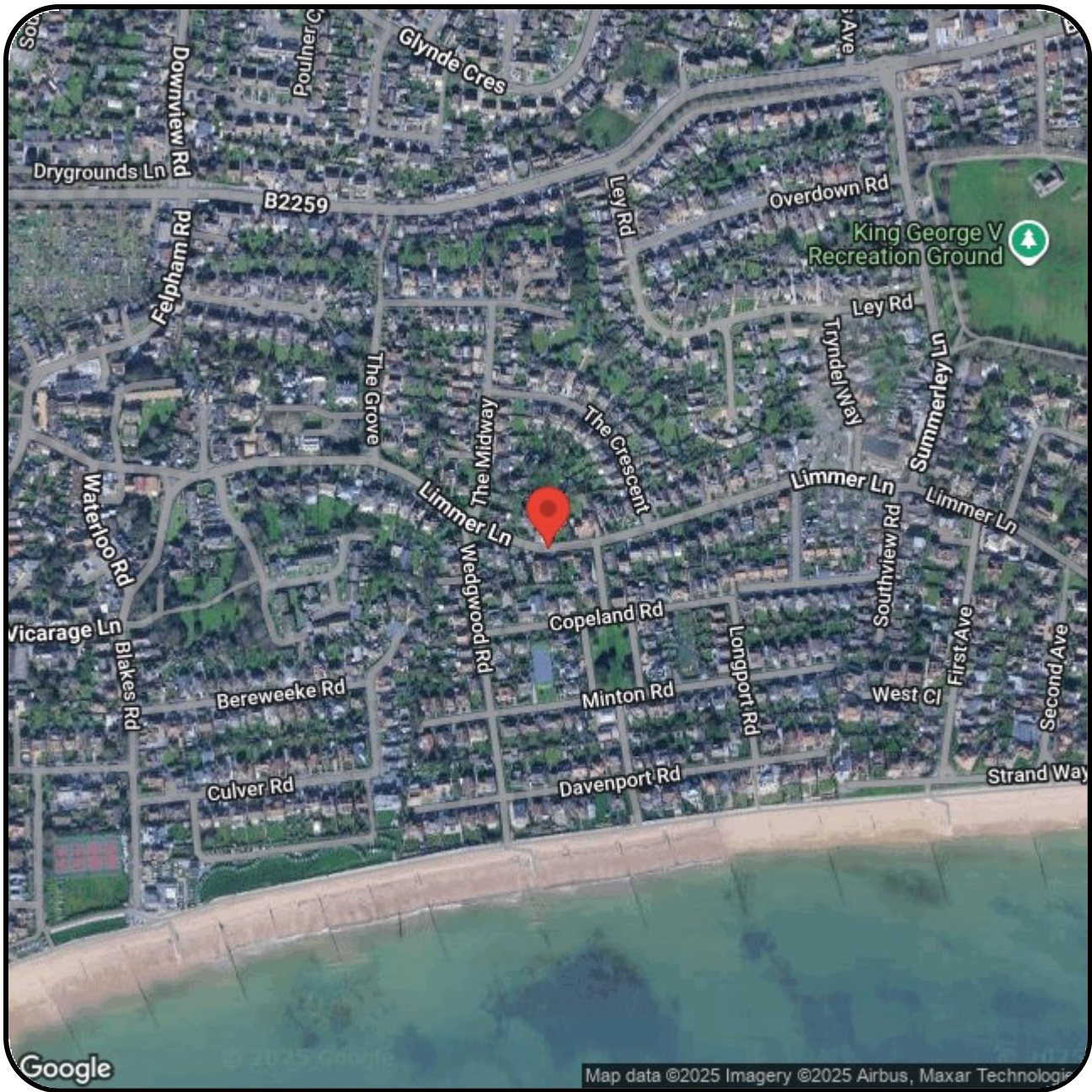
**COUNCIL TAX BAND F**

#### **LOCAL AUTHORITY**

Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500

Pursuant to the Estate Agents Act 1979, we advise you that the seller of the property is an estate agent, although not employed by the selling agent.





**FARNDELL**  
ESTATE AGENTS

79 Aldwick Road  
Bognor Regis  
West Sussex  
PO21 2NW  
01243 869991  
sales@farndells.com  
<http://www.farndells.com>

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Council Tax Band F