



43 Limmer Lane, Felpham

Guide Price £575,000



## 43 Limmer Lane

- Detached Chalet Style House
- Adaptable Accommodation of 1,579 Sq Ft
- 3/4 Bedrooms, 4/5 Reception Rooms
- Recently Modernised Bathrooms
- Smart Eco Heaters
- Annexe Potential
- Driveway
- Private Gardens
- Close to the Beach & Village Facilities

Positioned in a pleasant residential road just moments from the beach and the heart of the village, this beautifully presented detached chalet-style house offers a rare blend of adaptable living space and contemporary comforts.

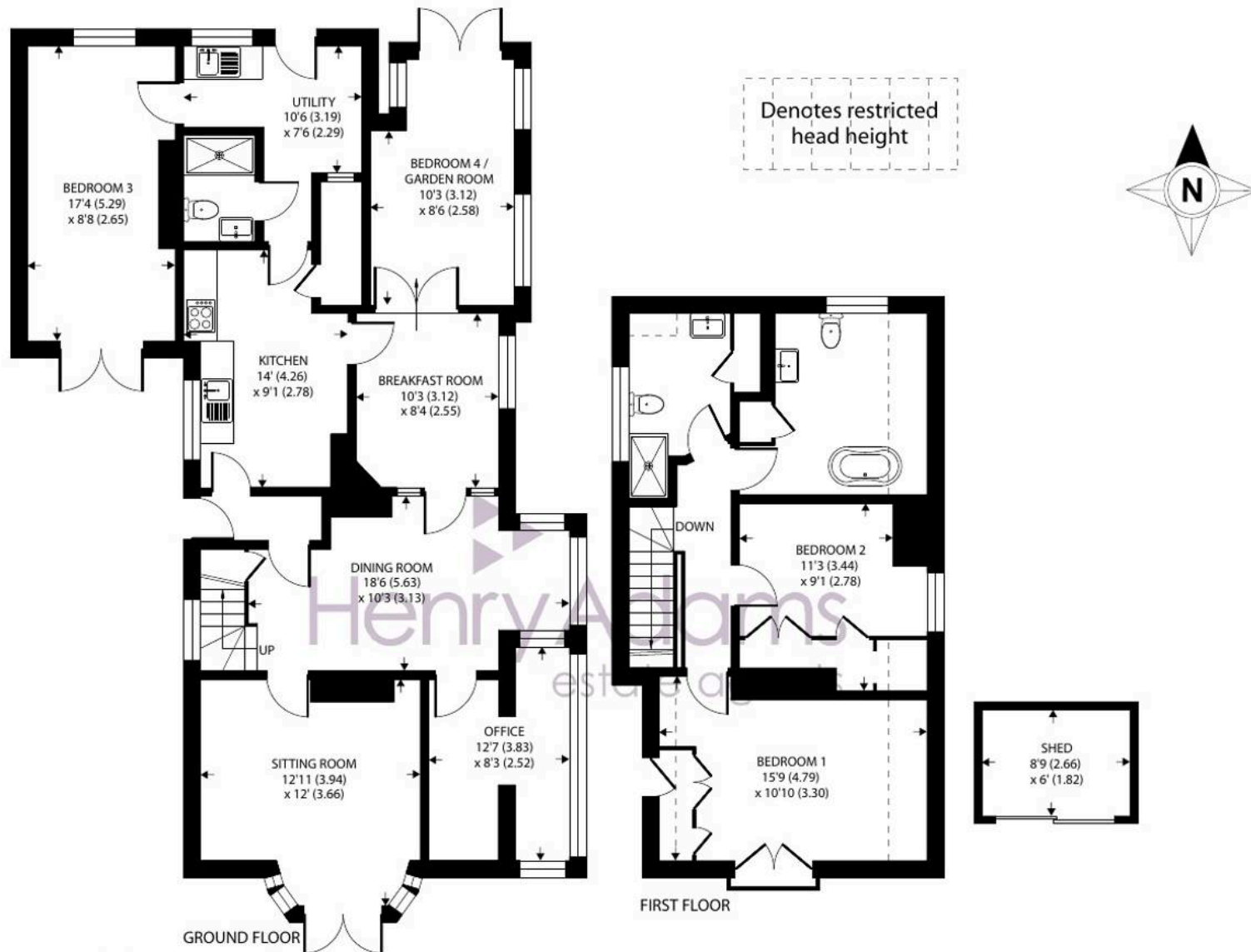
Spanning an impressive 1,579 sq ft, this home welcomes you with a ground floor comprising of a series of versatile reception rooms, perfect for both family life and entertaining. There are one or two bedrooms on the ground floor depending upon how you chose to use the accommodation, including the potential to create an annexe with private entrance, bedroom, shower room and kitchenette, created from the current utility. There is a breakfast room adjacent to the kitchen, along with a dining room, sitting room and office/gym area.

The first floor comprises of two double bedrooms, both with fitted wardrobes whilst the principal bedroom also has a south-facing Juliet balcony. The first floor also includes two recently re-fitted bathrooms, one with a roll top bath and one designed as a shower room. Both of these rooms feature sleek fittings and stylish tiling.









## Limmer Lane, Bognor Regis

Approximate Area = 1579 sq ft / 146.6 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1706 sq ft / 158.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1433635

Outside, there are private gardens front and rear. The rear garden is laid to lawn with a useful storage shed and an area of hard standing for garden furniture. The front garden also provides a good level of privacy and enjoys a southerly aspect, is mainly laid to lawn with an area of patio and mature hedging. The gravel driveway has been re-laid in recent years and provides parking for a number of vehicles.

Limmer Lane is located just a short distance to the east of the Felpham village centre which offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F





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