

**LIMMER LANE**  
Felpham  
West Sussex



## **£650,000 Freehold Property including Commercial area**

A spacious, mixed use, detached property, comprising a 450sq ft commercial area and a four-bedroom home, in central village location with south facing garden and offered for sale with no forward chain

### **FEATURES:**

- Commercial area (approx. 450sq ft, Class E)
- Large kitchen / breakfast room with door to sunroom
- Separate Sitting Room
- Ground Floor W.C.
- Four first floor double bedrooms & family bathroom
- Driveway parking & south facing garden
- Central village location, a few minutes' walk to the beach

# LIMMER LANE

Felpham

West Sussex

---



## SITUATION

2 Limmer Lane is situated at the heart of Felpham Village on the corner of Felpham Road and Limmer Lane. Felpham offers wide ranging amenities including choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun leisure centre with swimming pool, beaches, sailing and sports club. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



# LIMMER LANE

Felpham

West Sussex



## DESCRIPTION

There are doors to access the property from both Limmer Lane and Felpham Road. The main front door from Felpham Road opens into approx. 450sq ft of commercial area (Class E) with a door leading to a hallway which leads to the contemporary kitchen breakfast room. This has a range of fitted units, integrated and free-standing appliances and a large island ideal for occasional dining. There is a good-size sitting room and a 20ft x 8ft conservatory which spans the width of the rear, with access from the kitchen and sitting room, with views of the garden, and double doors out to the terrace. There is also a ground floor W/C and two separate exits to the garden.

The first floor consists of four, good-size double bedrooms, all with period fireplaces. Bedroom one, to the front of the property, has views over to St Mary's Church; bedroom two has views over the garden. Bedroom three is dual aspect to front and side also with views of the church, and bedroom four overlooks the rear garden. There is a family bathroom and a separate W.C.

The property occupies a large corner plot and benefits from an area of walled forecourt (with commercial use) directly at the front of the property. There is a private, south facing garden with lawn and access to Limmer Lane; a decked terrace; private, gated, off-road parking and several storage units. We would highly recommend an internal inspection to appreciate the space and versatility this property has to offer.

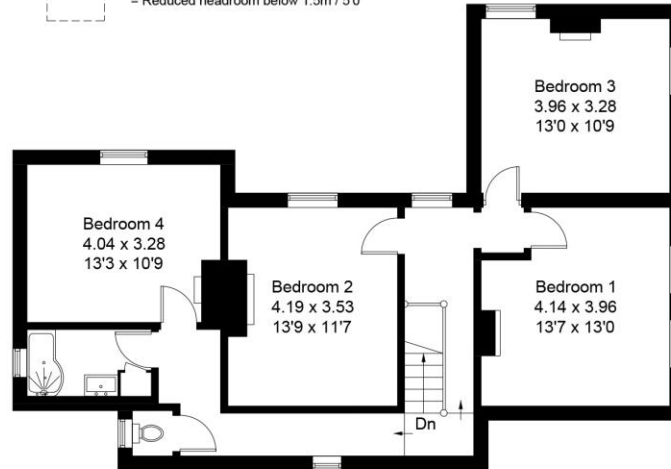


# FLOOR PLAN:

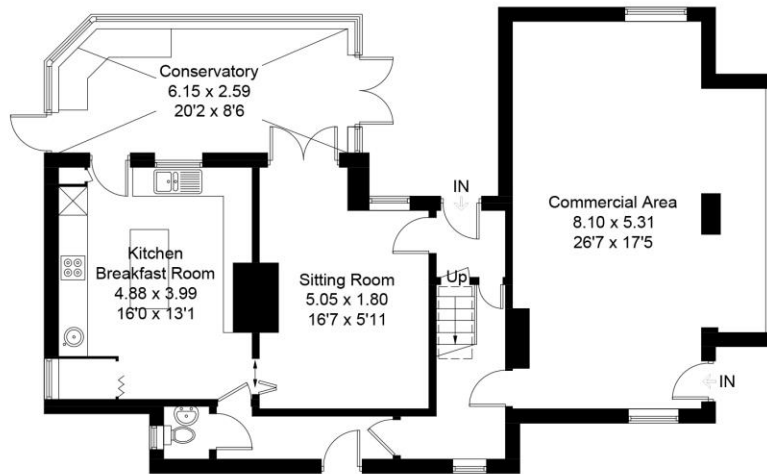
Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft



 = Reduced headroom below 1.5m / 5'0"



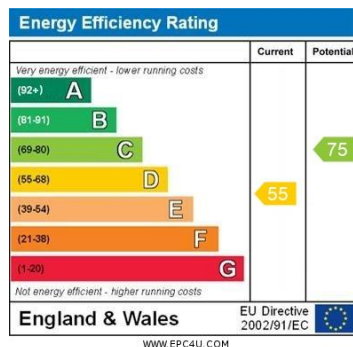
First Floor



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID992875)



**DISCLAIMER:** Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)