

## LIMMER LANE

Felpham  
West Sussex



# £600,000 Freehold

A detached property with versatile accommodation in a sought-after location, within walking distance to the beach, promenade and village amenities

### FEATURES:

- Kitchen, Dining Room & Sitting Room with fireplace
- Three ground floor bedrooms
- Bathroom & Shower Room
- 2 loft rooms
- South facing garden with lawn, terrace & 12ft x 8ft greenhouse
- Garage and Driveway parking

# LIMMER LANE

Felpham

West Sussex



## SITUATION

The property is situated in Limmer Lane, a few minutes' walk from the beach and within easy reach of the amenities that Felpham village has to offer which include a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. 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.



# LIMMER LANE

Felpham

West Sussex



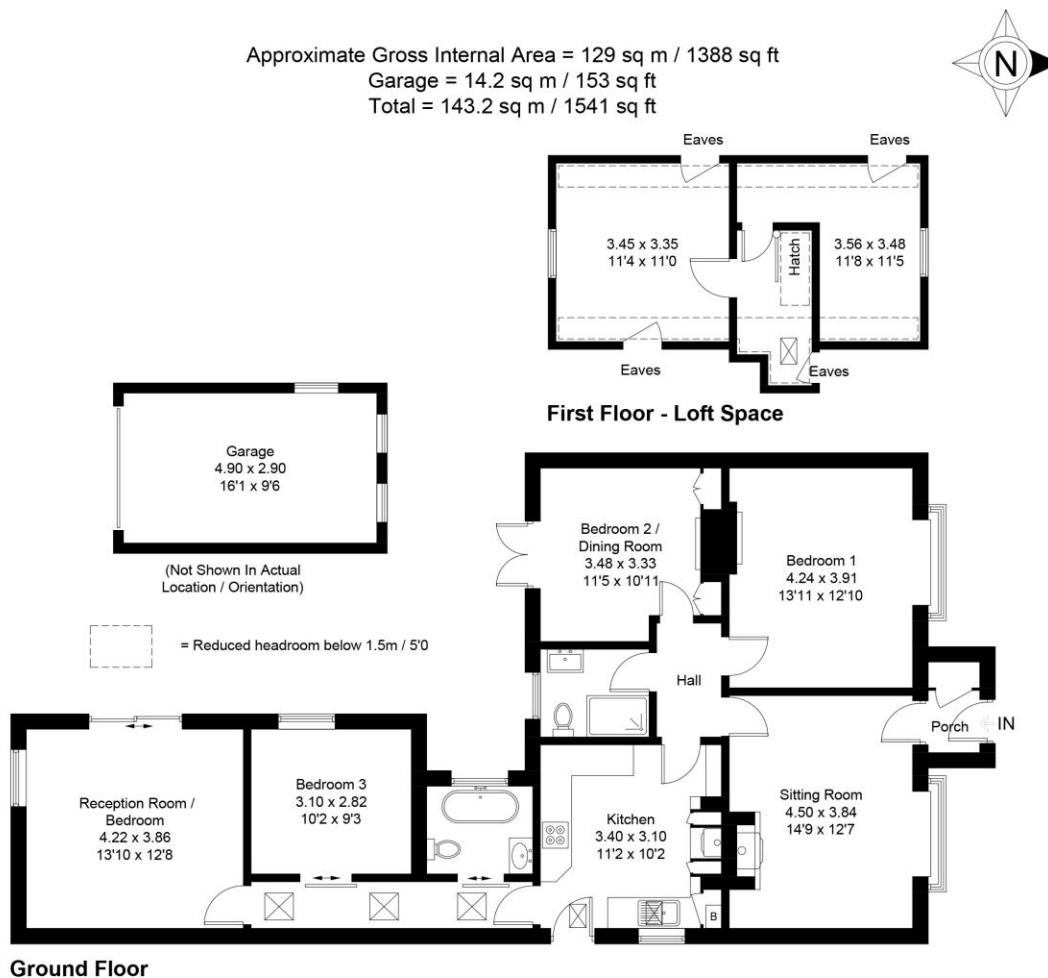
## DESCRIPTION

April Cottage, Limmer Lane, is a well-presented detached bungalow that offers light, bright, versatile and spacious accommodation in a sought-after location. From the front door and entrance porch, a door leads into the pretty sitting room with fireplace and bay window. From here the inner hall has doors to bedroom 1, at the front of the property, also with bay window, the contemporary shower room and bedroom 3/dining room with double doors to the rear terrace. The kitchen has a range of modern units, a door to the side, and leads through to the rear of the property, past bedroom 2 and the family bathroom with freestanding bath, and into the great size second reception room with views of the garden and sliding doors to the terrace and garden beyond.

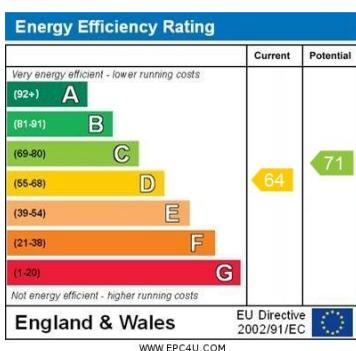
From the inner hall, a pull-down staircase gives access to the first floor where there are two loft rooms, both with windows. The front garden has a sweeping drive with parking for at least three cars and access to the single garage. The rear garden is south facing, mainly laid to lawn with a terraced area, greenhouse and a range of mature shrubs, trees and established boundaries. A gated side path leads back round to the front of the bungalow. We would highly recommend an inspection of the property to appreciate the versatile space this home has to offer.



## FLOOR PLAN:



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.(ID1272969)



**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)