



12 Limmard Way, Felpham

Guide Price £625,000

 **Henry Adams**
estate agents



12 Limmard Way

- Detached Bungalow
- Situated on the Private Summerley Estate
- Three Double Bedrooms
- En-Suite Shower to Bedroom One
- Good Size Sitting Room opening into Dining Room
- Gardens with both Easterly & Westerly Aspects
- Detached Double Garage
- Not Far from the Beach
- 1,186 Sq Ft Accommodation
- No Onward Chain

Occupying a sought-after position on the highly regarded Summerley Estate in Felpham, this well presented three double bedroom detached bungalow offers an excellent opportunity to acquire one of the relatively few bungalows available within this desirable development. Offered to the market with no onward chain, the property is ideal for those seeking single-storey living in a well-established residential location not far from the seafront.

The accommodation is both generous and well arranged, with a welcoming entrance hall, three double bedrooms and an en-suite shower room to the principal bedroom. A bright sitting room opens into the dining room, providing excellent reception space, while the good-sized fitted kitchen offers a practical and well balanced layout.

Externally, the property benefits from attractive gardens to either side, enjoying both easterly and westerly aspects that allow residents to make the most of the sun throughout the day.









Limmard Way, Bognor Regis

Approximate Area = 1186 sq ft / 110.1 sq m (excludes wc)

Garage = 332 sq ft / 30.9 sq m

Total = 1518 sq ft / 141 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). © nichecom 2026.
Produced for Henry Adams. REF: 1520832

The gardens are predominantly laid to lawn and complemented by well-established borders, together with a greenhouse. The driveway provides ample off-road parking and incorporates a turning area before continuing to the detached double garage, which also benefits from a personal door providing direct access to the garden.

Limmard Way forms part of the highly desirable, private Summerley Estate in Felpham. The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. 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.

What3Words ///forces.trees.orders

Private Estate Charge: We understand the private estate charge is currently £260 p.a.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.