







## 126 Limmer Lane, Felpham

A superior residence on prime beachfront location.



- ▶ Prime Beachfront Location
- ▶ Desirable Summerley Private Estate
- ▶ Approximate Plot Size 0.2 Acres
- ▶ 4 Generous Bedrooms
- ▶ 22ft Balcony
- ▶ Extensive Sea Views
- ▶ Impressive 4,770 Sqft
- ▶ Kitchen and Utility Room
- ▶ 5 Reception Rooms
- ▶ Double Garage and Ample Parking

Located within the prestigious Summerley Private Estate, this impressive detached house occupies a prime beachfront location and offers truly superior accommodation throughout. The expansive 4,770 sqft (including the integral double garaging) has been intelligently designed to offer generous and well proportioned rooms, rarely equalled elsewhere. Boasting direct beach access and extensive sea views from multiple vantage points, the property provides plenty of natural light, creating comfortable and welcoming entertaining spaces.

The heart of the home is the modern kitchen, equipped with quality integral appliances, an impressive central island and a convenient utility room, it is a space that combines functionality with beauty. Whether entertaining guests or enjoying a quiet evening in, this property offers a multitude of living areas to suit every occasion. With five reception rooms, there is ample space for dining, relaxing, and socialising in style. In addition to the sitting and dining rooms is the home office, sun rooms and the cinema room with projector screen, ideal for those important sporting occasions or movie nights. Each bedroom is extremely spacious with ample built-in storage and en-suite facilities, perfect for the family or guests. Three of the four bedrooms have sea views and access to the 22ft balcony, whilst the principal bedroom suite needs to be seen to be fully appreciated with its adjoining dressing room and bathroom with separate walk-in shower and jacuzzi bath.

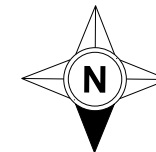
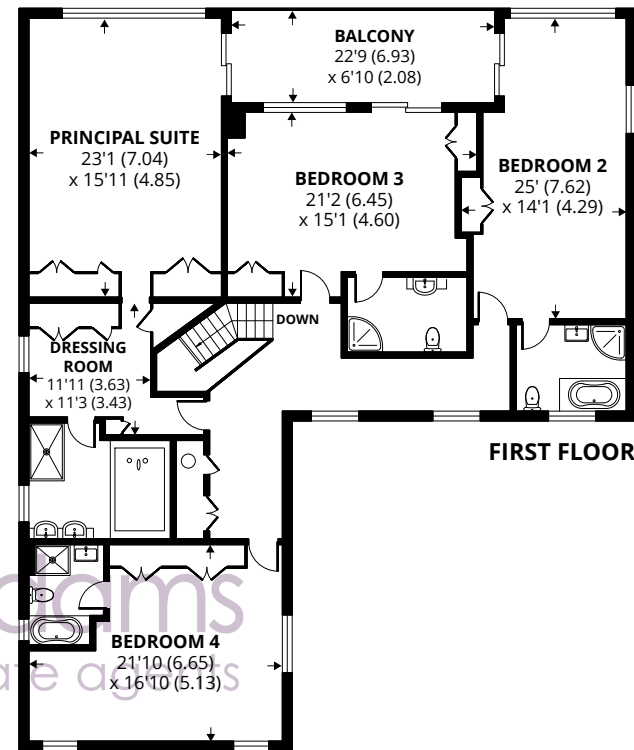
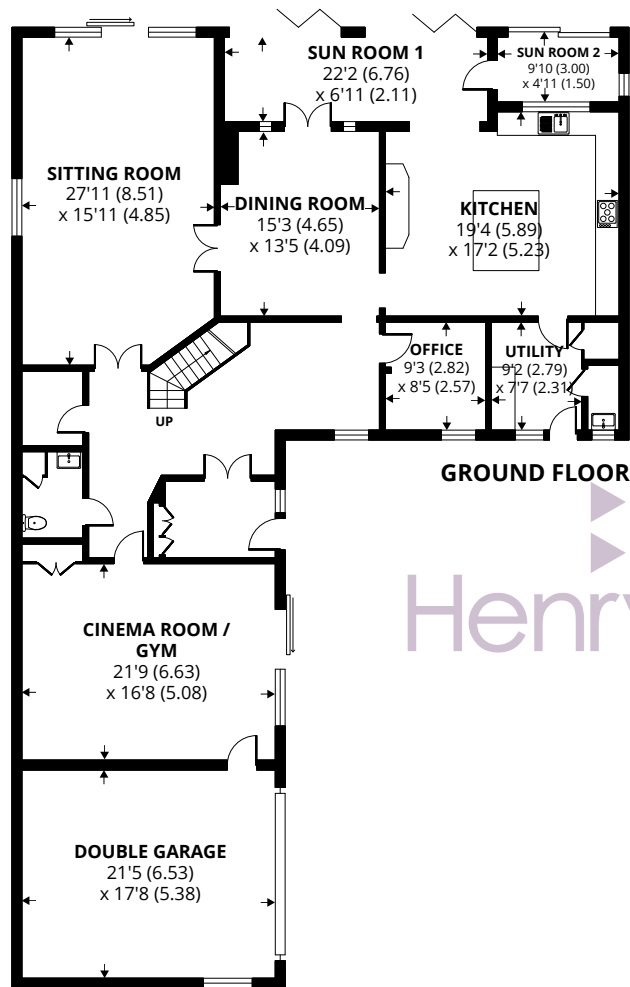












Approximate Area = 4390 sq ft / 407.8 sq m  
 Garage = 380 sq ft / 35.3 sq m  
 Total = 4770 sq ft / 443.1 sq m

For identification only - Not to scale



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.



For those with a penchant for cars or hobbies, the integral double garage and ample parking on the gated driveway provide plenty of space for storage and convenience. With an approximate plot size of 0.2 acres and direct access to the beach, there is room to create your own private oasis in this sought-after location.

### Location

Limmer Lane forms part of the highly desirable Summerley Private 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.

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