



6a, Limmard Way, Summerley

In Excess of £1,000,000

 Henry Adams  
estate agents





## 6a, Limmard Way

An imposing and immaculate residence on the private Summerley Estate.

- 3,000 Sqft in Total
- Extensively Re-modelled
- Exceptional Finish Throughout
- Spacious Sitting Room
- Beautiful Kitchen/Dining Room
- 5 Double Bedrooms
- 4 Bath/Shower Rooms
- Separate Family Room
- Detached Office/Garden Room
- No Forward Chain

Located within the prestigious Summerley Private Estate this residence is within a short walk to the beach. This exquisite house boasts over 3,000 sqft, having been carefully remodelled and extended by the current owners to offer an unparalleled standard of modern living, and with no forward chain, there is the opportunity for a swift transaction if needed. Internal viewing is recommended to fully appreciate this property.

Upon entering, one is immediately struck by the exceptional finish that resonates throughout, showcasing a fusion of contemporary elegance and timeless charm. From the impressive entrance hall with its bespoke oak staircase to the quality of the kitchen and bathrooms, it is obvious that no expense has been spared in creating this home.

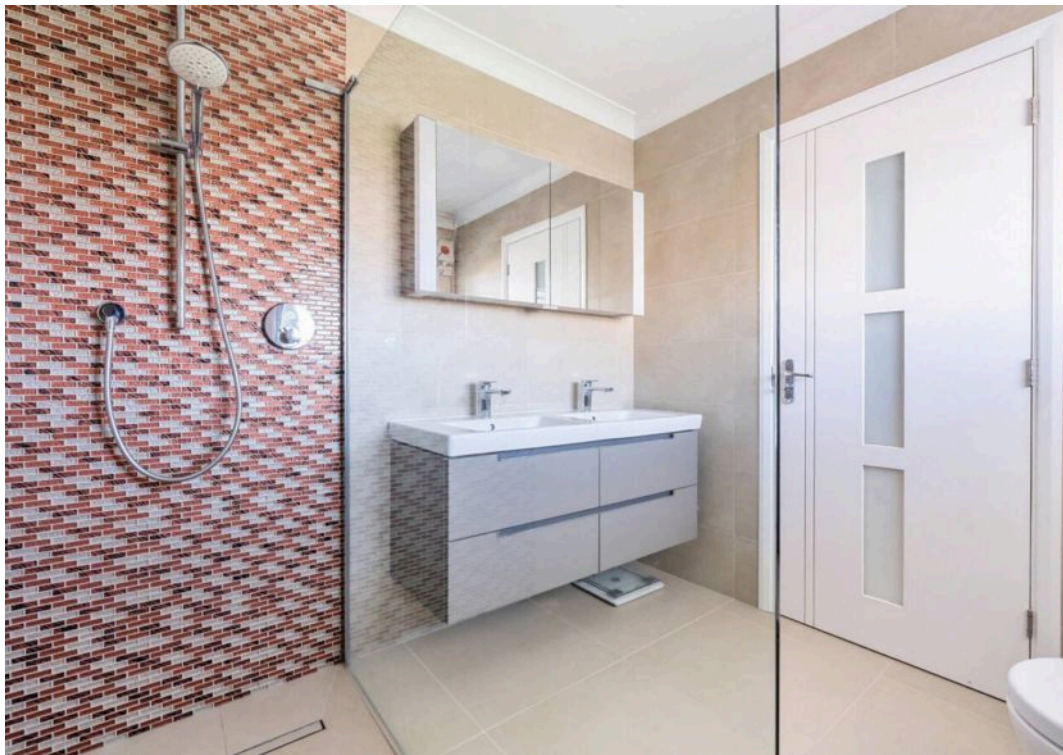
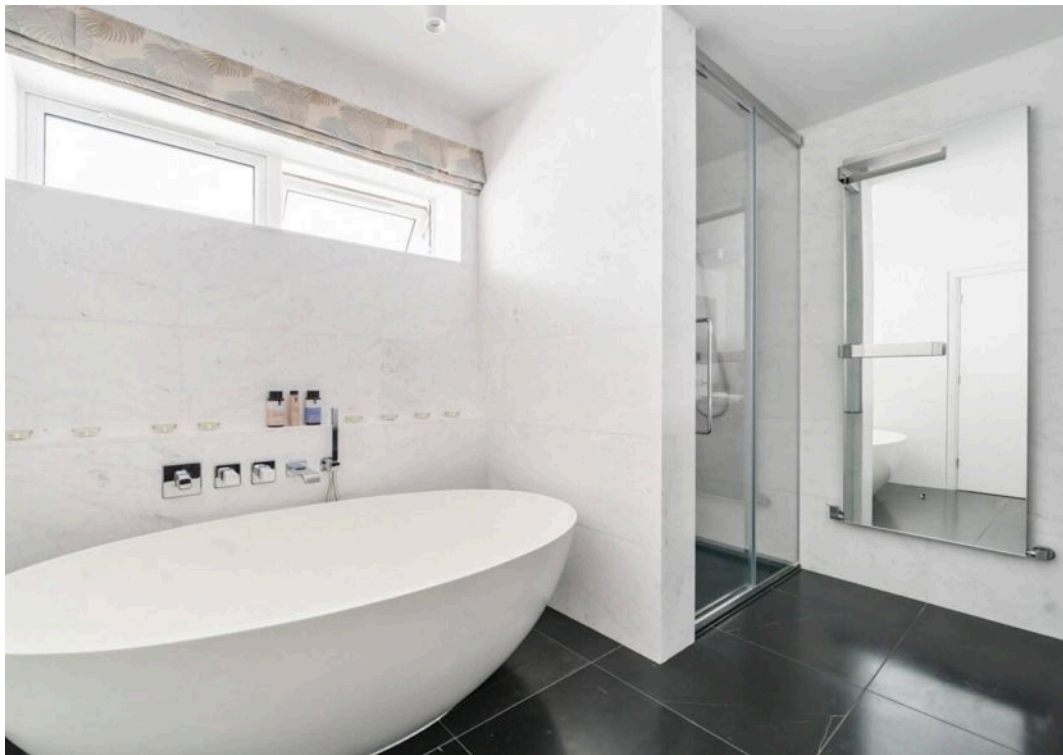
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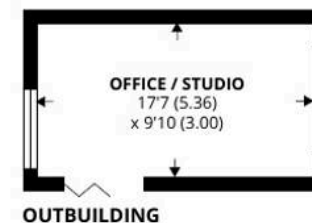












## Limmard Way, Felpham, Bognor Regis

Approximate Area = 2561 sq ft / 237.9 sq m

Garage = 267 sq ft / 24.8 sq m

Outbuilding = 174 sq ft / 16.1 sq m

Total = 3002 sq ft / 278.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1168005



In brief, there are four generously proportioned double bedrooms and a smaller 5th double bedroom, each offering built-in wardrobes, whilst the two largest bedrooms both enjoy en-suite facilities. The remaining three bedrooms share a superb family bathroom, whilst the fourth shower room will be found on the ground floor. The high specification to the impeccably designed bath or shower rooms further enhance the sense of opulence of this property. The kitchen is the heart of the home having been meticulously designed and including Gaggenau fridge, freezer and wine cooler, twin Neff dishwashers and concealed Neff ovens and microwave to name but a few features. The kitchen also provides space for a relaxed seating area as well as a formal dining area, and along with the spacious adjacent sitting room, both rooms open out onto the rear garden. In addition, there is also the family room which could be used for a range of uses such as play/games room, cinema or gym. For those in need of a tranquil workspace, a detached office/garden room offers the perfect place, ideal for productive work or creative pursuits without sacrificing the comfort of home.



Outside, the secure gated driveway provides ample parking and leads to the integral garage. The rear garden is equally immaculate, designed for ease of maintenance and ideal for entertaining with its large patio area and bespoke copper water feature. What3Words ///forces.trees.orders

Private Estate Charge: We understand the private estate charge from 01/04/24 - 31/03/25 is £300.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.