





Limmard House, 1 Limmard Way, Felpham

Impressive detached residence with annexe.



- ▶ **Substantial Family Home**
- ▶ **Desirable Private Estate**
- ▶ **Attractively Presented**
- ▶ **4 Reception Rooms**
- ▶ **Impressive Reception Hall**
- ▶ **Self-Contained Annexe**
- ▶ **Close to the Beach**
- ▶ **5 Double Bedrooms**
- ▶ **3 Bath/Shower Rooms**
- ▶ **Grounds of 0.29 Acres**

Located within the sought-after Summerley Private Estate, this substantial family home exudes an air of exclusivity and seclusion, making it an ideal property for those buyers seeking privacy and tranquillity. Boasting an enviable corner plot close to the beach and an impressive 2,798 sqft of accommodation, this attractively presented residence presents an opportunity to embrace coastal living at its finest.

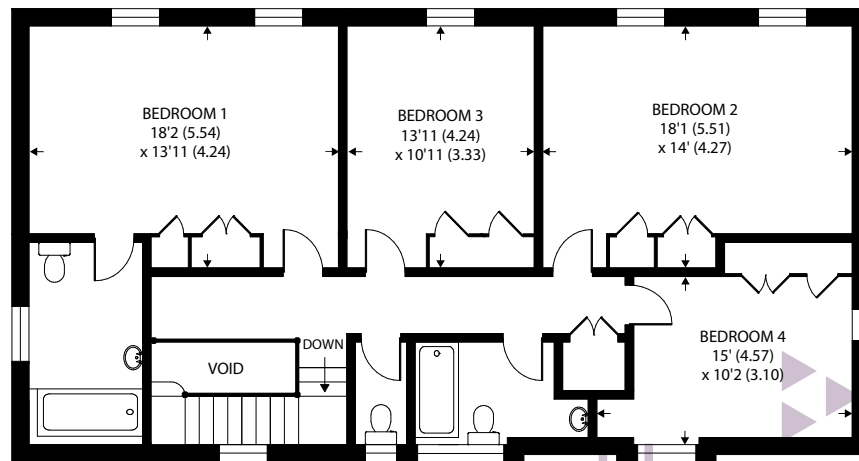
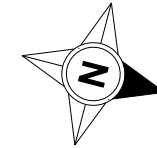
Upon entering, one is greeted by an impressive reception hall, setting the tone for the rest of the property. The interior spaces are thoughtfully designed, with a seamless flow between rooms that effortlessly caters to modern family living. With the main house comprising four generously proportioned first floor double bedrooms, and with the addition of the self-contained annexe, this property ensures ample space for growing families or providing that extra privacy for guests.

The layout of the house is both practical and luxurious, with the main house featuring three south-facing reception rooms that provide versatile living spaces for relaxation, entertainment, and every-day activities. The principal bedroom enjoys a generous en-suite bathroom, whilst the family bathroom is equally impressive. The modern kitchen is complemented by the walk-in larder store, whilst the utility room provides an added layer of practicality.

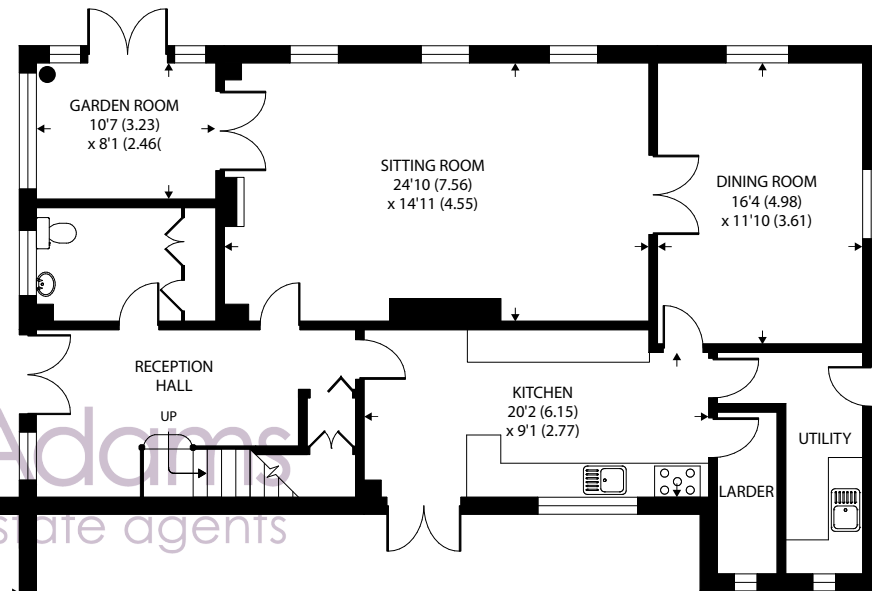




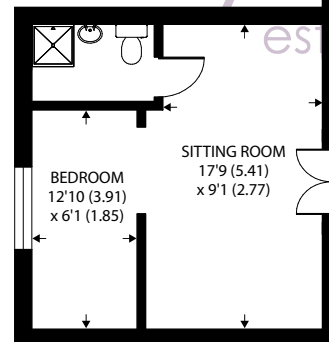




FIRST FLOOR



GROUND FLOOR



ANNEXE

Approximate Area = 2798 sq ft / 259.9 sq m (Includes Annexe And Excludes Void)

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.

The self-contained annexe, briefly comprises of one double bedroom, shower room and toilet, whilst the sitting room has space for the installation of a kitchen area.

Set within attractive grounds spanning 0.29 acres, the outside areas enjoy a high degree of privacy and are largely split into two areas with the largest enjoying a southerly aspect. The driveway provides ample parking with an additional area for boats or trailers.

EPC Ratings: Main House - 'D' and Annexe - 'G'

Council Tax Band: G

Private Estate Charge: We understand the private estate charge is £240 p.a.

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