



17 Limmer Lane  
Felpham, West Sussex, PO22 7ET



## 17 Limmer Lane

A beautifully presented period home, set well behind gated and walled gardens close to the heart of the village, a short walk from picturesque beaches, and within the pretty coastal village of Felpham. This exceptional detached home has undergone a schedule of updating offering four double bedrooms, all with en-suite bathrooms, three large reception rooms, a galleried entrance hall, and well-appointed kitchen/breakfast room. In addition to the main house there is a detached garage and workshop complex with a beautifully modernised one-bedroom first floor annex. The annex boasts a large open plan living and kitchen space, one double bedroom and separate bathroom.

Freehold · 5 bedrooms · 5 bathrooms · 3 reception rooms · Detached garage · Annex

### Description

An impressive period house, situated at the heart of the village within a picturesque historic Conservation Area.

The approach to this handsome home is via Limmer Lane, a sought after position with the property set back behind attractive walled gardens.

On entering the grounds there are large electric gates flanked by attractive walls leading to an extensive driveway.

From the walled courtyard driveway a glazed entry porch opens onto a breath-taking, spacious reception hall with feature fireplace, an 18' high ceiling and a beautiful three-tier staircase leading to the galleried landing on two sides.

The ground floor accommodation is spacious with three generous reception rooms, cloakroom, extended hallway and inner hallway leading to the recently updated kitchen/breakfast room.

The bedroom accommodation is predominantly on the first floor, with three bedrooms each with en-suite facilities, also a sizeable linen cupboard. A second staircase leads to a second floor with a fourth bedroom and bathroom en-suite. On the opposite side of the landing a door provides easy access to a storeroom, storage and roof space.



A former stable adjacent to the main house has been converted to provide garaging, storage/workshop and an outside utility room, above which a first floor one bedroom annex has been built, providing a self-contained area and/or office space for guests or extended family members.

The walled gardens have a southerly aspect with a sheltered southwest-facing terrace having attractive raised planters and low ornamental walls. There is a central lawn with well-stocked borders and beds, and to the southern boundary, a small vegetable garden.

### Location

Located in the village offering a range of restaurants, café's, hostelrys, hairdressers and shops. The property lies within 400 meters of the beach.

Mainline railway connections are found in Bognor Regis and Barnham with access to London Victoria.

The village itself lies between Chichester and Brighton. There is an abundance of leisure activities on your doorstep, including Felpham Sailing Club and Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities. This makes Felpham Village an Ideal location for anyone interested in a weekend or summer retreat.

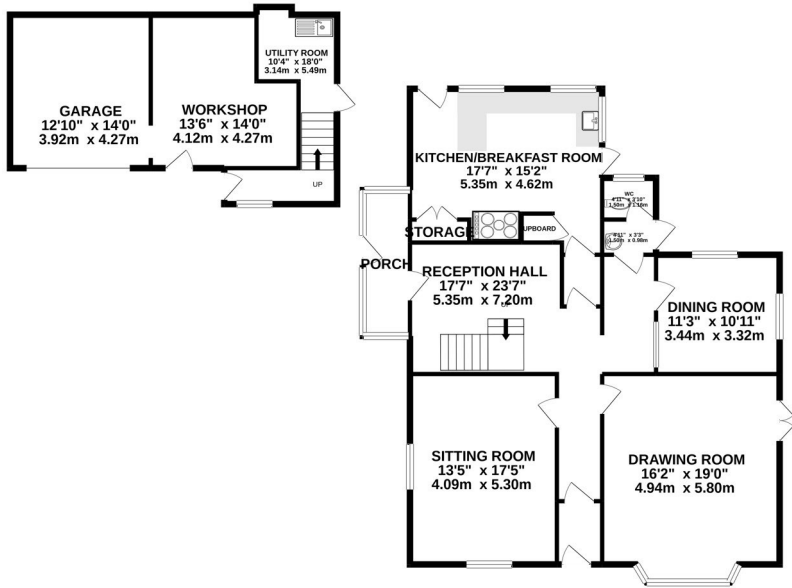




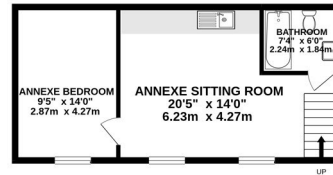




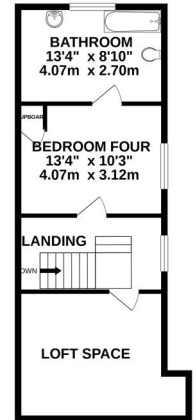
GROUND FLOOR  
1781 sq.ft. (165.5 sq.m.) approx.



1ST FLOOR  
1675 sq.ft. (155.6 sq.m.) approx.



2ND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 3969 sq.ft. (368.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Services

Water, gas, electricity and mains drainage are connected.  
Please note that none of the services or appliances have been tested by Pegasus.

## Council Tax

Arun District Council Tax: Band G

## Reference

PEG - 17lim

## Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



**Pegasus Properties**

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