



66 Limmer Lane, Felpham PO22 7HD

£625,000 Freehold



4 Bedrooms



2 Bathroom



2 Reception Rooms

SW

Sims Williams

## Key Features

- Detached Family Home
- Four Double Bedrooms
- Open Plan Living
- Ground Floor Bedroom
- Two Bathrooms
- South Facing Garden
- Detached Gym And Outbuildings
- Double Length Garage
- Further Off Road Parking

## EPC Rating

Current = D  
Potential = B

## Council Tax Band

Band = E

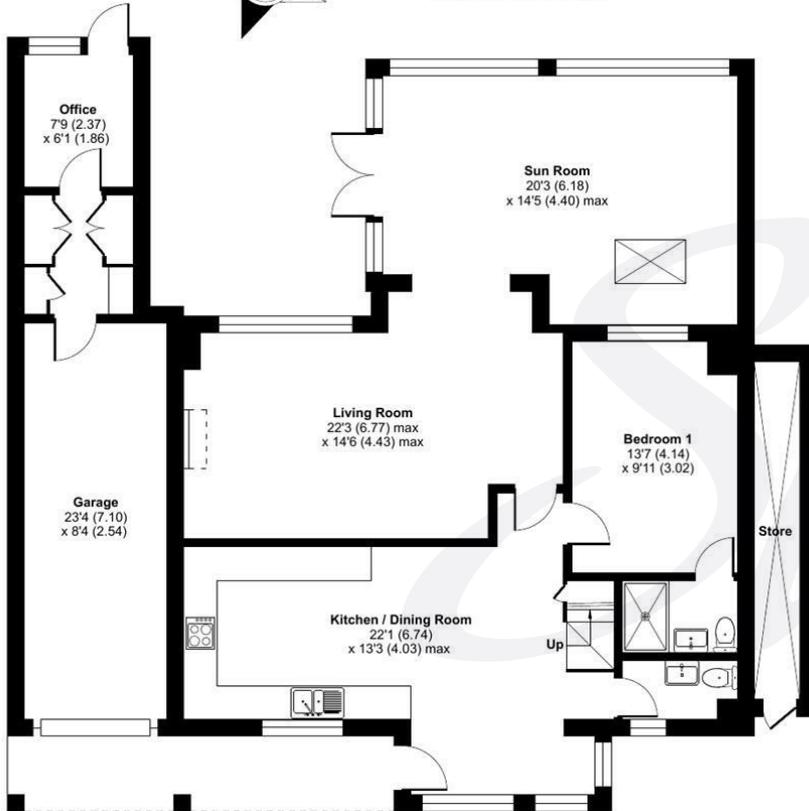
## Tenure - Freehold



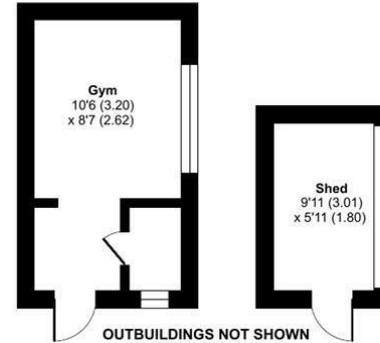
Approximate Area = 1512 sq ft / 140.4 sq m  
 Limited Use Area(s) = 104 sq ft / 9.6 sq m  
 Garage = 295 sq ft / 27.4 sq m  
 Outbuildings = 248 sq ft / 23 sq m  
 Total = 2159 sq ft / 200.4 sq m

For identification only - Not to scale

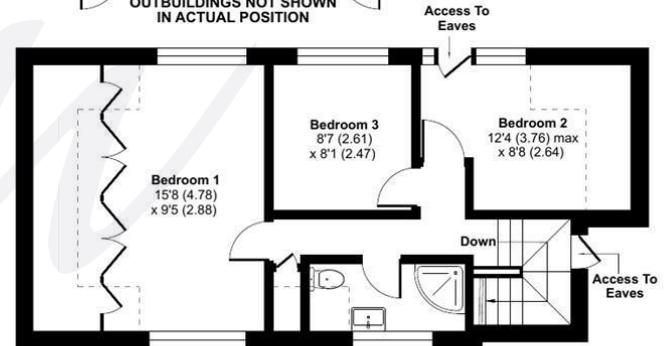
Denotes restricted  
head height



GROUND FLOOR



OUTBUILDINGS NOT SHOWN  
IN ACTUAL POSITION



FIRST FLOOR





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.