



Flat 1, 12 Limmer Lane, Felpham, Bognor Regis

Guide Price £180,000

Flat 1, 12 Limmer Lane

- First Floor Apartment
- One Bedroom
- High Ceilings
- Sash Windows
- Garage
- Parking
- Heart of Felpham Village
- Not Far from Beach

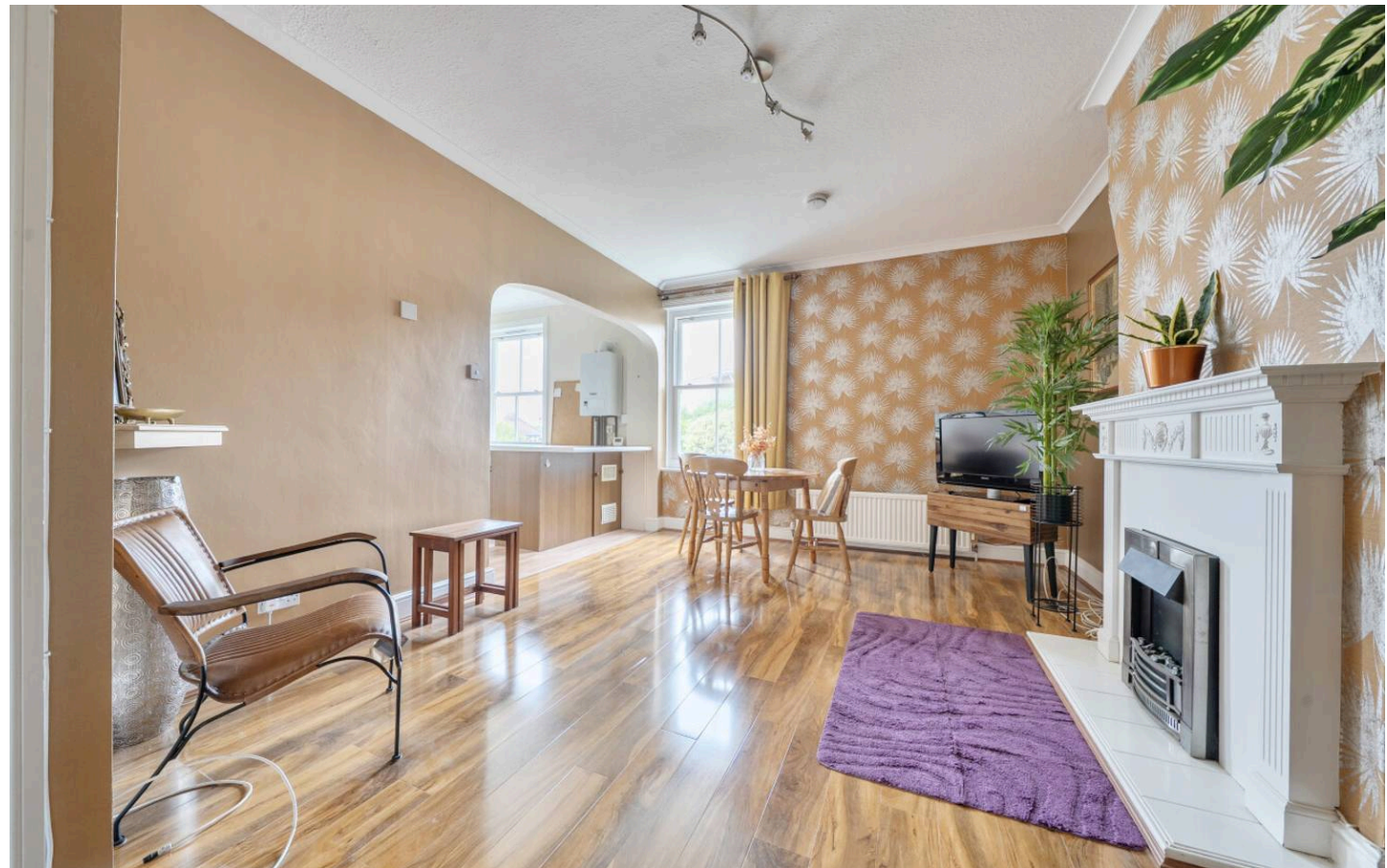
A charming one bedroom first floor apartment, beautifully positioned in the heart of sought-after Felpham village, just moments from the village's delightful selection of cafés, restaurants and pubs, as well as the beach and promenade with its further range of popular seaside cafés.

This attractive apartment offers practical accommodation throughout and benefits from high ceilings and elegant sash windows, creating an airy feel. The sitting/dining room is open plan to the kitchen, providing a sociable and comfortable living space ideal for both relaxing and entertaining.

The bedroom enjoys a pleasant south-facing aspect and is served by the bathroom.

Outside, the property further benefits from off-road parking and a garage.

The apartment is offered for sale in good condition throughout and with no onward chain, making it an ideal permanent residence, weekend retreat or investment opportunity.







Limmer Lane, Bognor Regis

Approximate Area = 505 sq ft / 46.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.
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The pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

What3Words ///lift.candle.clouds

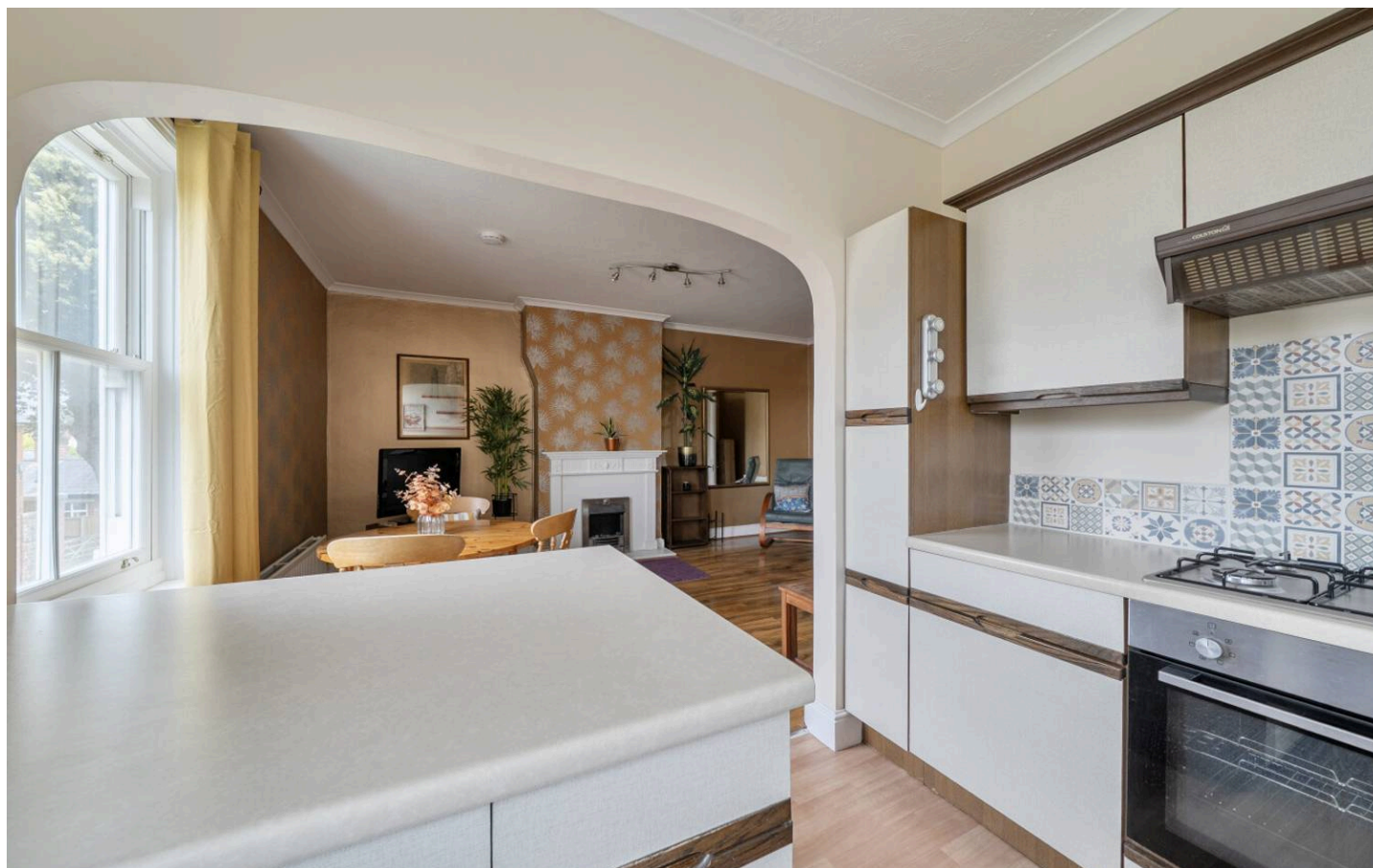
Tenure: We understand there is 178 year lease from 29/09/1986.

Maintenance Charge: We understand the maintenance charge is currently £1,000 p.a. (2 instalments of £500).

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.