



22 Hedgeway, Felpham PO22 7QY

£425,000 Freehold



2 Bedrooms



2 Bathroom



1 Reception Rooms



## Key Features

- Detached Buungalow
- Two Double Bedrooms
- Extended Kitchen/Diner
- Feature Fireplace
- En-Suite Shower Room
- Modern Family Bathroom
- Secluded Garden
- Garage & Driveway
- Ornamental Raised Pond

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold







**Garage**  
17'9 (5.41)  
x 8'6 (2.60)

Approximate Area = 915 sq ft / 85 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale

**Living Room**  
18'3 (5.57)  
x 11'9 (3.57)

**Kitchen**  
13'9 (4.19)  
x 10'4 (3.16)

**Family / Dining Room**  
15'2 (4.62)  
x 8'9 (2.66)

**Bedroom 1**  
17'6 (5.34)  
x 9'9 (2.97)

**Bedroom 2**  
9'7 (2.92)  
x 9'6 (2.89)

**Summer House**  
7'10 (2.38)  
x 6'4 (1.92)

(NOT SHOWN IN ACTUAL POSITION)

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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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 guarantee and they do not form part of any contract.