



39 Guernsey Farm Lane, Felpham PO22 6BU

£450,000 Freehold



4 Bedrooms



1 Bathroom



1 Reception Room



Sims Williams

## Key Features

- Detached House
- Four Bedrooms
- Modern Shower Room
- Cloakroom
- Utility Room
- Enclosed Garden
- Garage
- Further Off Road Parking
- Quiet Cul-De-Sac

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = E

## Tenure - Freehold



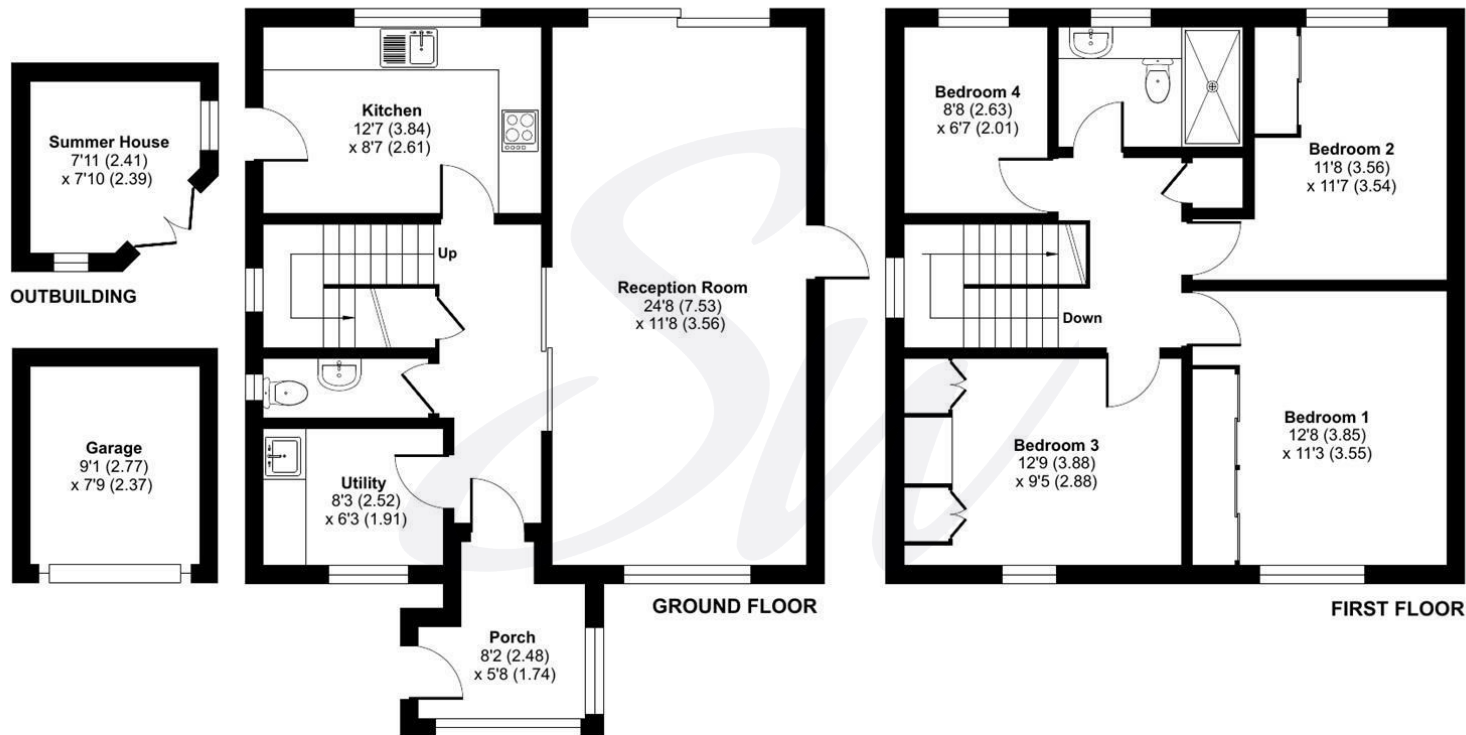


Approximate Area = 1280 sq ft / 118.9 sq m

Outbuildings = 125 sq ft / 11.6 sq m

Total = 1405 sq ft / 130.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

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#### WALBERTON

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5 Maple Parade

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#### ARUNDEL

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8a High Street

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Lettings 01903 881133

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#### BOGNOR REGIS

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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 guaranteed and they do not form part of any contract.