# **49 Old Rectory Gardens, Felpham PO22 7ER** £350,000 Freehold

3 Bedrooms 1 Bathroom 4 1 Reception Rooms



49

### Key Features

- Semi Detached House
- Three Bedrooms
- Entrance Porch
- Lounger/Diner
- Downstairs W.C
- New Boiler
- South Facing Garden
- Garage
- End of Chain

## **EPC Rating**

Current = D Potential = B

**Council Tax Band** 

Band = D

**Tenure - Freehold** 













Approximate Area = 1014 sq ft / 94.2 sq m Garage = 151 sq ft / 14 sq m Total = 1165 sq ft / 108.2 sq m For identification only - Not to scale



## f O in simswilliams.co.uk

#### CHICHESTER

8-9 Southgate Sales 01243 787868 Lettings 01243 836055 chichester@simswilliams.co.uk

#### WALBERTON

5 Maple Parade Sales 01243 551368 Lettings 01243 836055 walberton@simswilliams.co.uk

#### ARUNDEL

8a High Street Sales 01903 885678 Lettings 01903 881133 arundel@simswilliams.co.uk

#### **BOGNOR REGIS**

46 High Street Sales 01243 862626 Lettings 01243 836055 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.