



17 Burley Road, Felfham PO22 7NF

£680,000 Freehold



3 Bedrooms



2 Bathroom



2 Reception Rooms



Sims Williams



## Key Features

- Detached House
- Private Summerley Estate
- Three Double Bedrooms
- Two Bathrooms
- Utility Room
- Open Plan Family/Dining Room
- South-West Facing Rear Garden
- Garage
- Close to the Seafront

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = E

## Tenure - Freehold

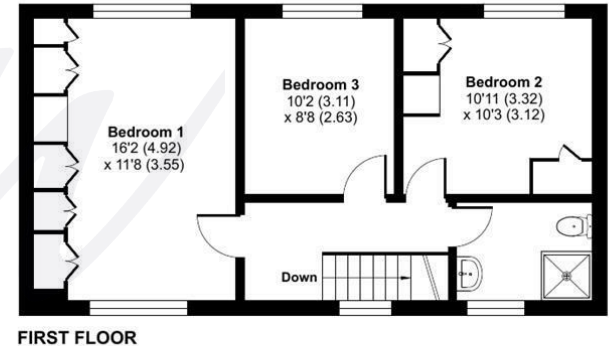
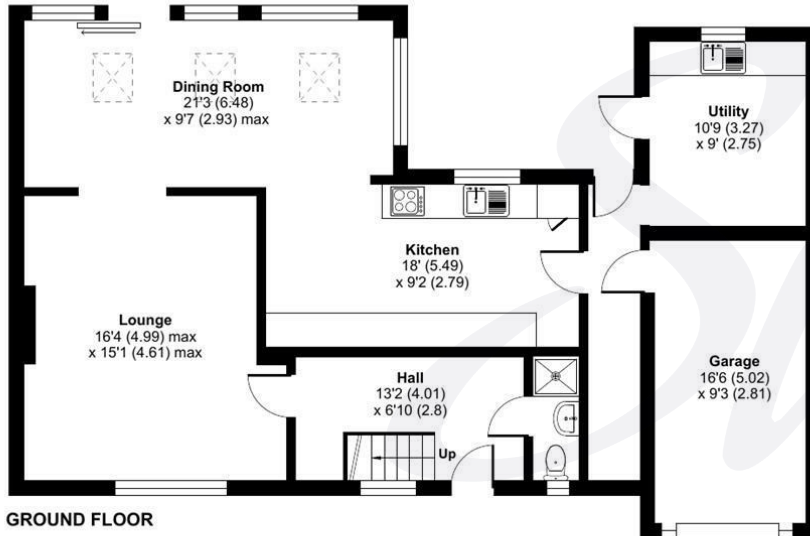


Approximate Area = 1424 sq ft / 132.2 sq m

Garage = 141 sq ft / 13 sq m

Total = 1565 sq ft / 145.4 sq m

For identification only - Not to scale





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#### 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.