



31 Leverton Avenue, Felpham PO22 7RA

£625,000 Freehold



4 Bedrooms



2 Bathroom



4 Reception Rooms



Sims Williams

Key Features

- Detached Family Home
- Extended Accommodation
- Completely Modernised Interior
- Four Bedrooms
- Hand-Built Kitchen
- Utility & Snug Room
- Large Family Room
- Home Office
- Ample Driveway Parking

EPC Rating

Current = D

Potential = B

Council Tax Band

Band = E

Tenure - Freehold



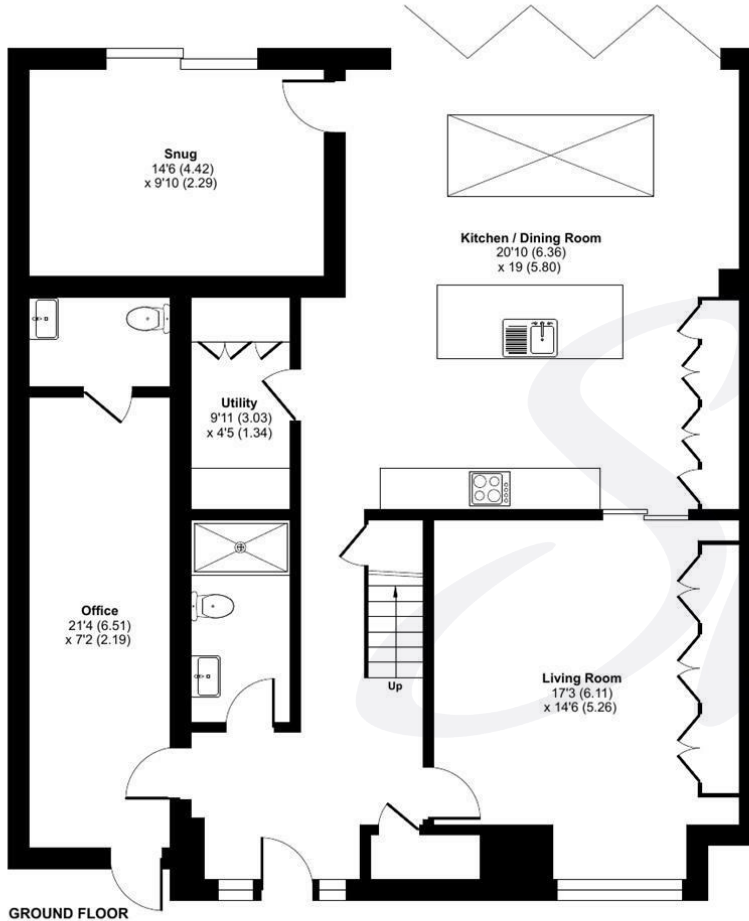
Approximate Area = 1690 sq ft / 157 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

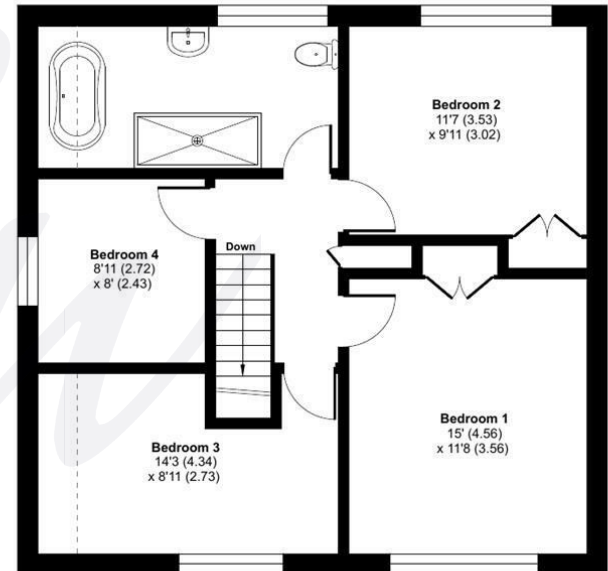
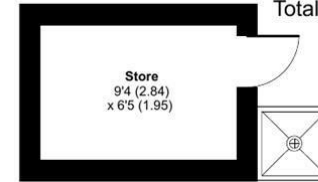
Outbuilding = 235 sq ft / 21.8 sq m

Total = 1953 sq ft / 181.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2025.
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simswilliams.co.uk

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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.