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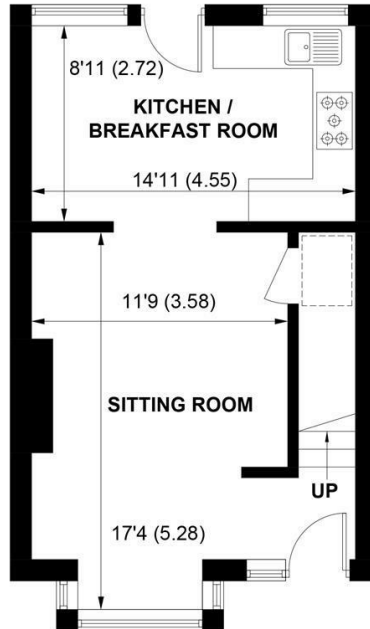
Sims Williams



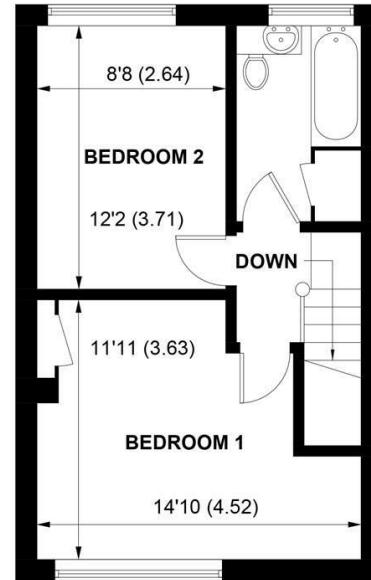
9 OUTERWYKE GARDENS, FELPHAM, SUSSEX, PO22 8LU



= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 750 SQ FT / 69.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©

Produced for Sims Williams

WALBERTON OFFICE

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£230,000 Freehold

9, OUTERWYKE GARDENS,
FELPHAM,
SUSSEX, PO22 8LU

- Terraced House
- Two Double Bedrooms
- Lounge
- Modern Kitchen/Diner
- Renewed Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Secluded Garden
- Garage in Compound

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = C

The property is favourably located in a quite cul-de-sac within Felpham and is within close proximity to public transport, local shops and popular schools.

The property consists of an entrance hall leading to the sizeable lounge area with feature bay window and storage cupboard.

To the rear is a sizeable open plan kitchen dining room with modern kitchen units, floor to ceiling windows and a door leading to the garden.

The first floor offers two double bedrooms and a modern family bathroom.

Outside there is a secluded rear garden which is mainly laid to lawn with planted borders and access to the garage compound.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this

property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Flansham roundabout head south on Flansham Lane, once you reach the min roundabout turn right on Felpham Way. At the next roundabout continue along Felpham Way and then turn right onto Firs Avenue, then left onto Outerwyke Road. Take the turning for Westmorland Drive and Outerwyke Gardens can be found on your left.

