



63 Felpham Way, Felpham PO22 8PU

£320,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms

SW

Sims Williams

Key Features

- Semi-Detached Georgian-Style House
- Three Well-Proportioned Bedrooms
- Sitting Room With Dining Area
- Kitchen
- Bathroom
- Garage
- Village Location
- No Forward Chain
- Scope For Extension Or Loft Conversion (STPP)

EPC Rating

Current = D

Potential = B

Council Tax Band

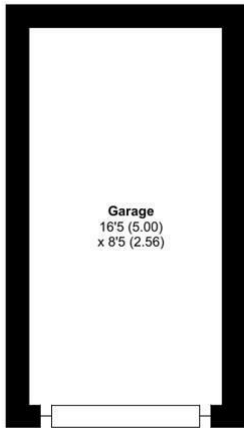
Band = D

Tenure - Freehold



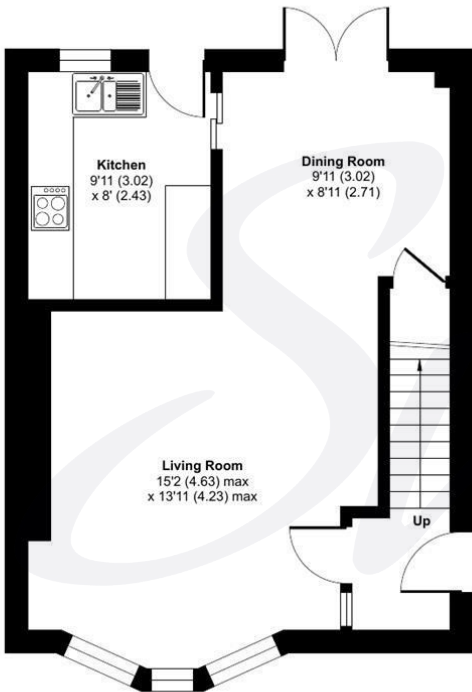
Approximate Area = 912 sq ft / 84.7 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Garage
16'5 (5.00)
x 8'5 (2.56)

NOT SHOWN IN
ACTUAL LOCATION



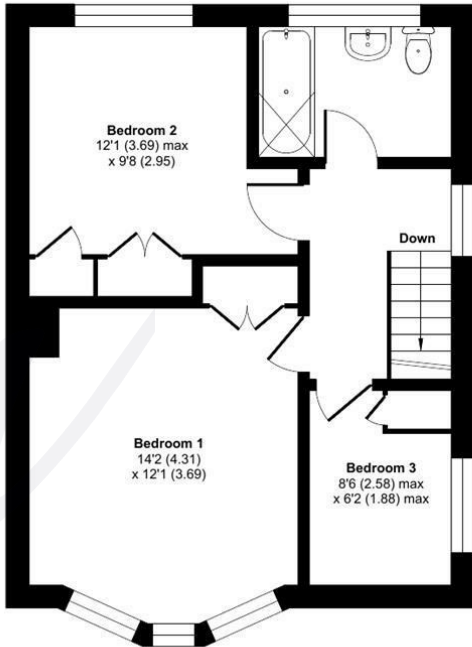
Kitchen
9'11 (3.02)
x 8' (2.43)

Dining Room
9'11 (3.02)
x 8'11 (2.71)

Living Room
15'2 (4.63) max
x 13'11 (4.23) max

Up

GROUND FLOOR



Bedroom 2
12'1 (3.69) max
x 9'8 (2.95)

Bedroom 1
14'2 (4.31)
x 12'1 (3.69)

Bedroom 3
8'6 (2.58) max
x 6'2 (1.88) max

Down

FIRST FLOOR





simswilliams.co.uk

CHICHESTER

8-9 Southgate

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Lettings 01243 836055

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WALBERTON

5 Maple Parade

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ARUNDEL

8a High Street

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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.