



11 Wellers Close, Felpham PO22 8FS

£525,000 Freehold



4 Bedrooms



2 Bathroom



2 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Family House
- Four Double Bedrooms
- En-Suite Shower Room
- Open Plan Kitchen/Dining Room
- Separate Utility Room
- Spacious Lounge
- Study/Home Office
- Enclosed Garden
- Garage

EPC Rating

Current = B

Potential = A

Council Tax Band

Band = F

Tenure - Freehold

Estate Charges: Circa £250 Annually



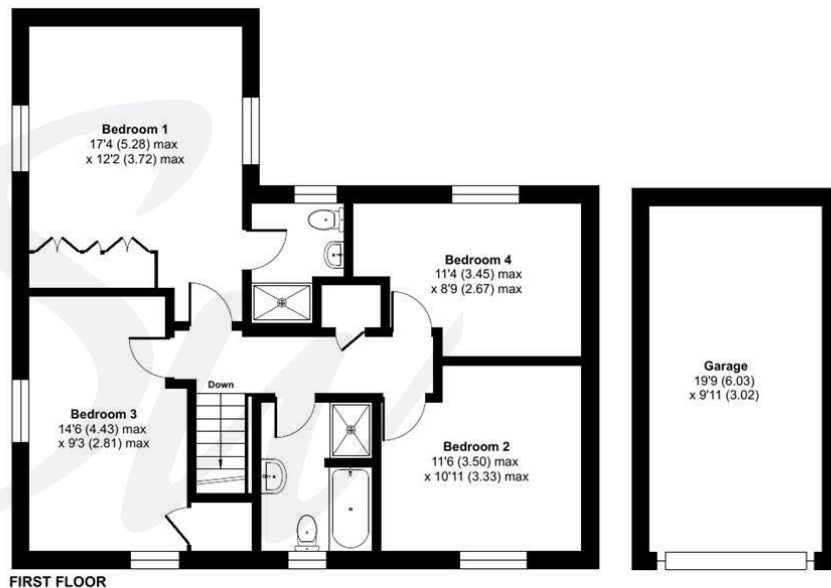
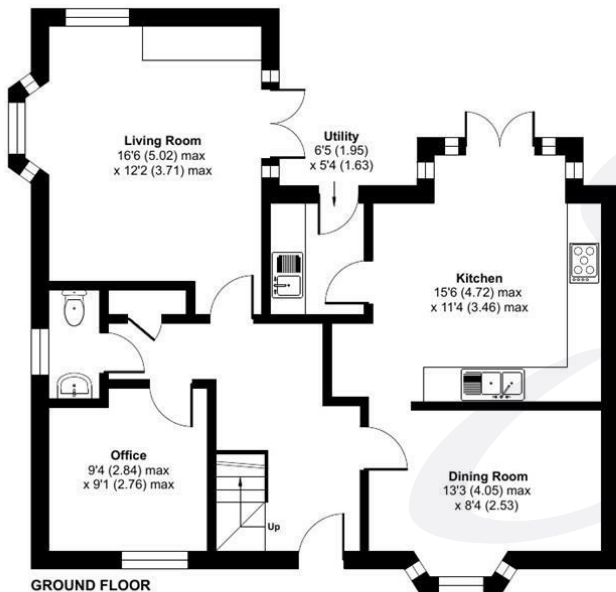


Approximate Area = 1534 sq ft / 142.5 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1730 sq ft / 160.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026.
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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.