



63 Felpham Way, Felpham PO22 8PU

£320,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms



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



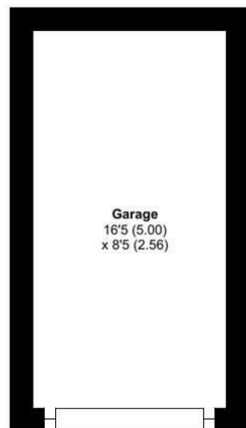


Approximate Area = 912 sq ft / 84.7 sq m

Garage = 138 sq ft / 12.8 sq m

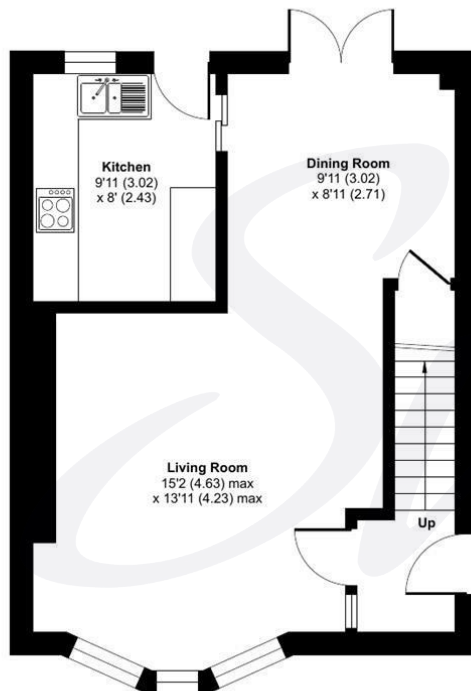
Total = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



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

**NOT SHOWN IN
ACTUAL LOCATION**



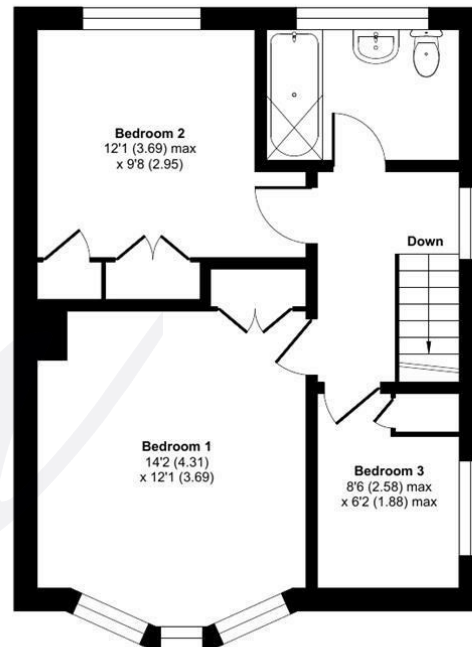
Kitchen
9'11 (3.02)
x 8' (2.43)

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Sims Williams. REF: 1415979





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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.