



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

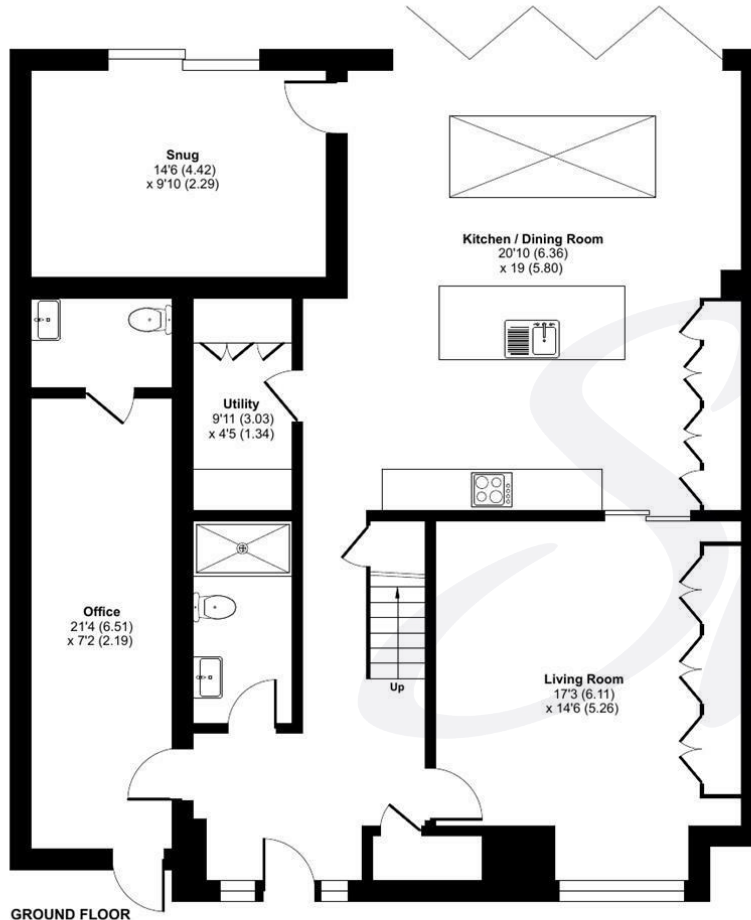
Band = E

Tenure - Freehold

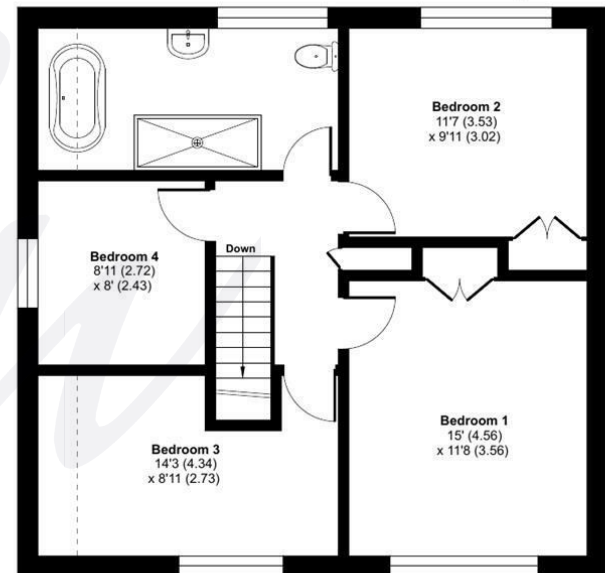
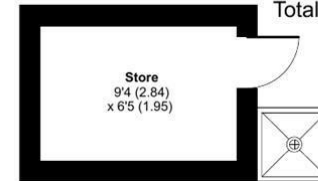


Approximate Area = 1690 sq ft / 157 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Outbuilding = 235 sq ft / 21.8 sq m
 Total = 1953 sq ft / 181.4 sq m

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. Produced for Sims Williams. REF: 1375795





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.