

11 Wellers Close, Felpham PO22 8FS

£500,000 Freehold

4 Bedrooms | 2 Bathroom | 2 Reception Rooms

Sims Williams

Key Features

- Detached Family House
- Four Double Bedrooms
- En-Suite Shower Room
- Open Plan Kitchen/Dining Room
- Seperate 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 Aannually

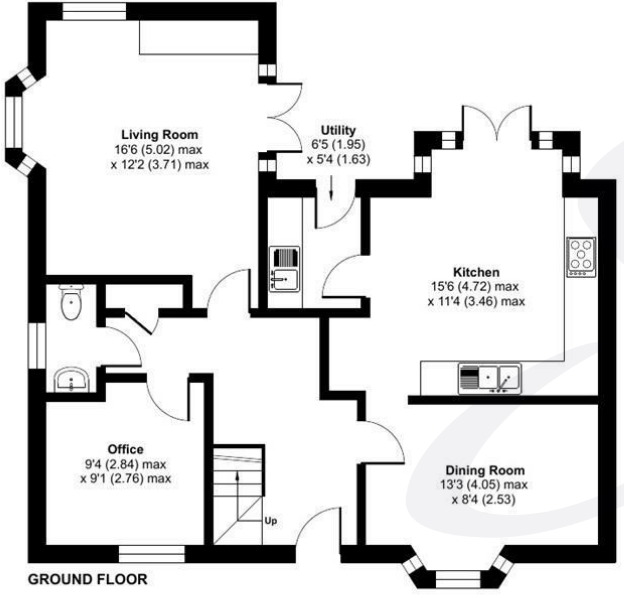




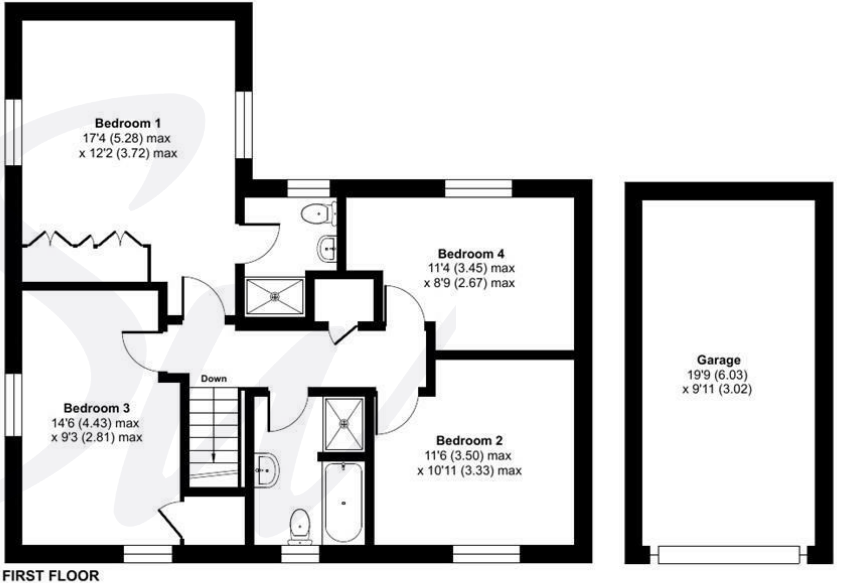



Approximate Area = 1534 sq ft / 142.5 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1730 sq ft / 160.7 sq m
For identification only - Not to scale





GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1433040

Sims Williams

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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.