



1 Sarisbury Close, Felpham PO22 8JN

£335,000 Freehold



3 Bedrooms



2 Bathroom



3 Reception Rooms



Sims Williams

## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Modern Open Plan Kitchen/Dining Room
- Well Presented Throughout
- Recently Updated Bathroom
- Large Front Garden
- Wrap Around Garden
- Garden Room With Power And Shower Room
- Parking

## EPC Rating

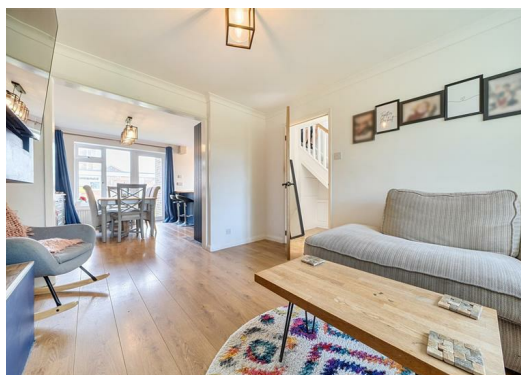
Current = C

Potential = B

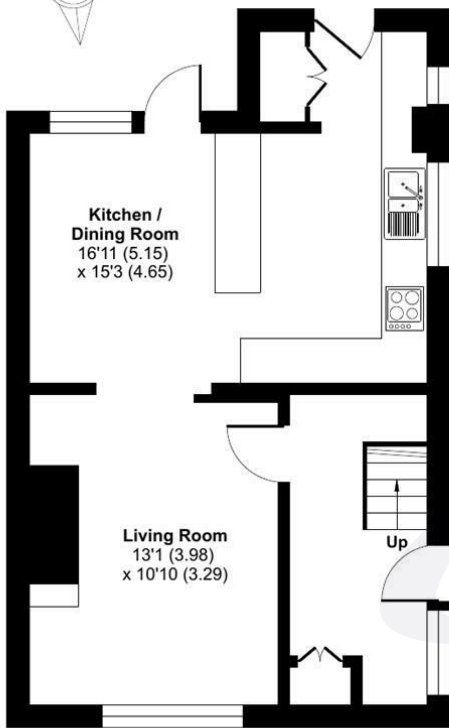
## Council Tax Band

Band = C

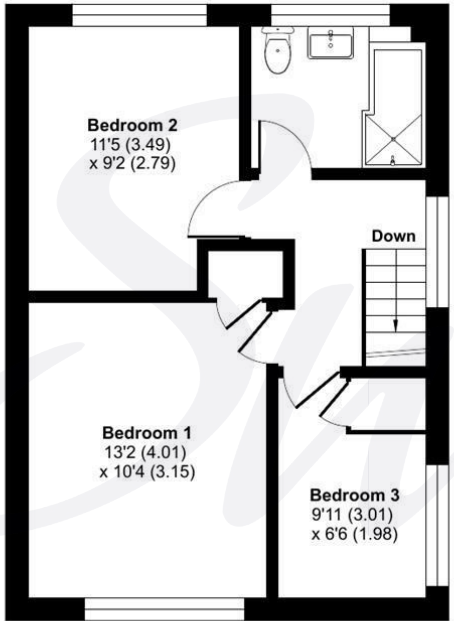
## Tenure - Freehold



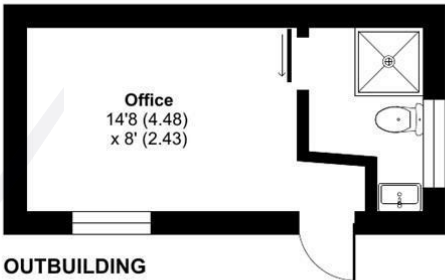
Approximate Area = 887 sq ft / 82.4 sq m  
Outbuilding = 137 sq ft / 12.7 sq m  
Total = 1024 sq ft / 95.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto: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.