



22 Hedgeway, Felfham PO22 7QY

£390,000 Freehold



2 Bedrooms



2 Bathroom



1 Reception Rooms



Sims Williams

## Key Features

- Detached Buungalow
- Two Double Bedrooms
- Extended Kitchen/Diner
- Feature Fireplace
- En-Suite Shower Room
- Modern Family Bathroom
- Secluded Garden
- Garage & Driveway
- Ornamental Raised Pond

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold







**Garage**  
17'9 (5.41)  
x 8'6 (2.60)

**Living Room**  
18'3 (5.57)  
x 11'9 (3.57)

**Bedroom 2**  
9'7 (2.92)  
x 9'6 (2.89)

**Kitchen**  
13'9 (4.19)  
x 10'4 (3.16)

**Bedroom 1**  
17'6 (5.34)  
x 9'9 (2.97)

**Family / Dining Room**  
15'2 (4.62)  
x 8'9 (2.66)

**Summer House**  
7'10 (2.38)  
x 6'4 (1.92)

(NOT SHOWN IN ACTUAL POSITION)

**GROUND FLOOR**

Approximate Area = 915 sq ft / 85 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1115 sq ft / 103.5 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 2025.  
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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 guarantee and they do not form part of any contract.