



49 Old Rectory Gardens, Felpham PO22 7ER

£335,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Rooms



Sims Williams



## Key Features

- Semi Detached House
- Three Bedrooms
- Entrance Porch
- Lounger/Diner
- Downstairs W.C
- New Boiler
- South Facing Garden
- Garage
- End of Chain

## EPC Rating

Current = D  
Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold

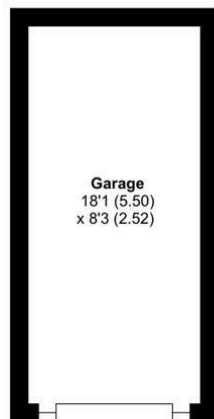


Approximate Area = 1014 sq ft / 94.2 sq m

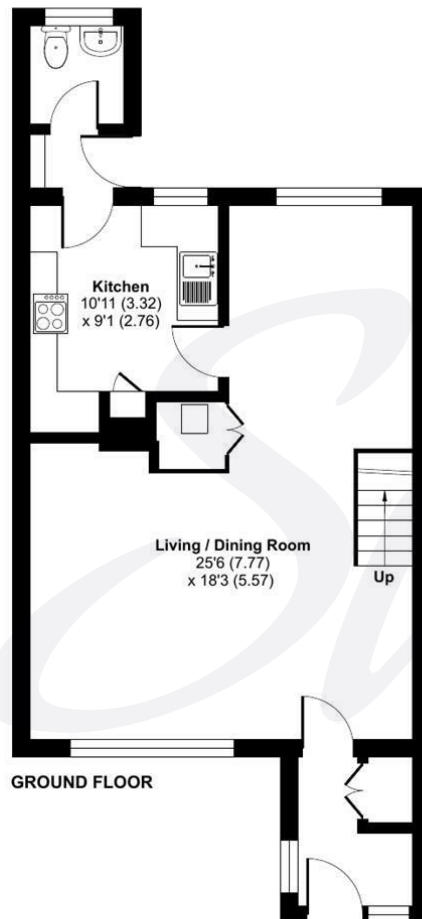
Garage = 151 sq ft / 14 sq m

Total = 1165 sq ft / 108.2 sq m

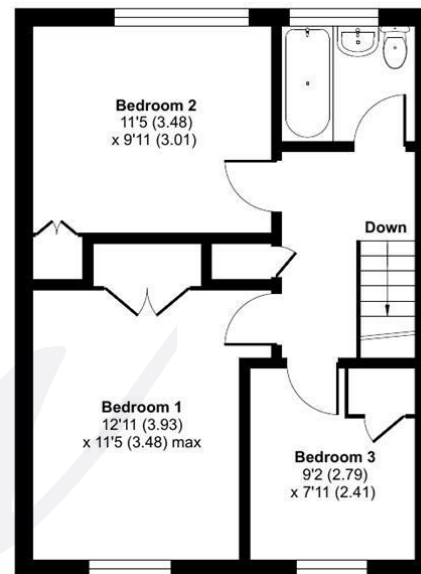
For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

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

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

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

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

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

#### BOGNOR REGIS

---

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.