



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

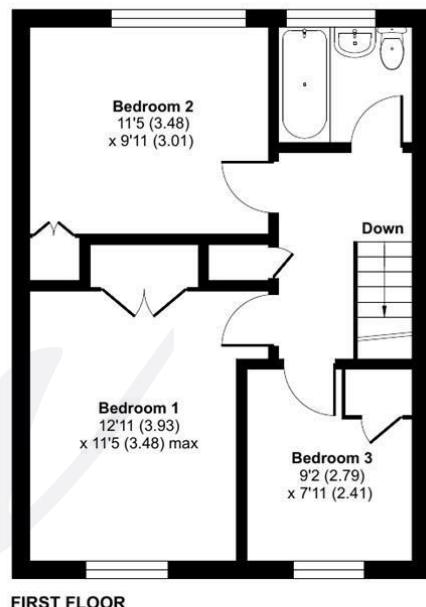
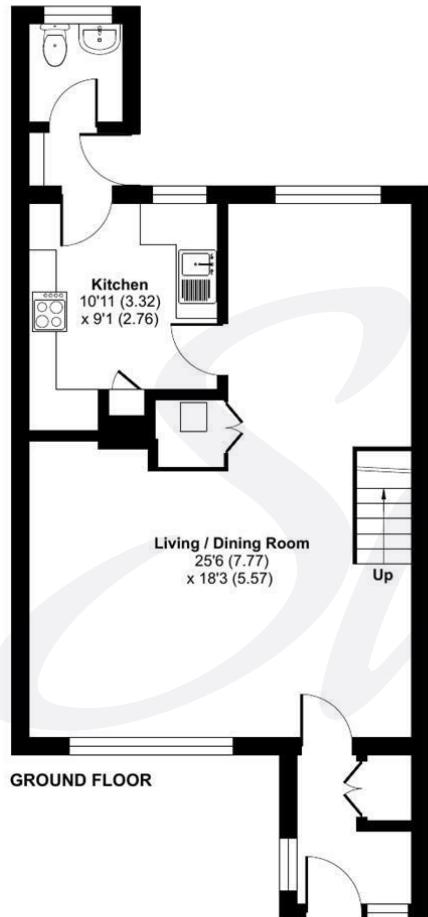
Garage = 151 sq ft / 14 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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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.