



9 Avon Close, Felpham PO22 6BX

£440,000 Freehold



4 Bedrooms



1 Bathroom



1 Reception Rooms

Sw

Sims Williams

Key Features

- Detached House
- Four Bedrooms
- Quiet Cul-De-Sac
- Bright Double-Aspect Lounge/Diner
- Kitchen/Breakfast Room
- Cloakroom
- Modern Family Bathroom
- Good Sized Garden
- Off Road Parking & Garage

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = E

Tenure - Freehold



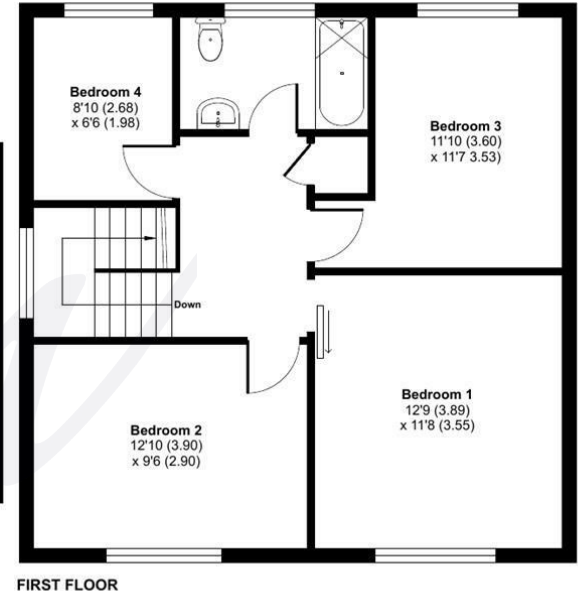
Approximate Area = 1202 sq ft / 111.6 sq m (excludes stores)

Garage = 183 sq ft / 17 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

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.