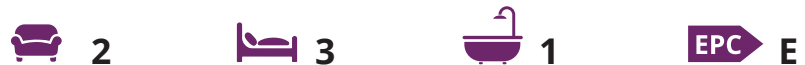






47 Roundle Avenue, Felpham

A modernised bungalow in sought-after private estate.



- ▶ **Detached Bungalow**
- ▶ **Private Roundle Estate**
- ▶ **Stunning Kitchen-Breakfast Room**
- ▶ **Double Glazed Conservatory**
- ▶ **Ample Parking**
- ▶ **Well Presented Throughout**
- ▶ **3 bedrooms**
- ▶ **Modernised Shower Room**
- ▶ **Private Rear Garden**
- ▶ **Garage / Workshop**

Improved by the present owners, this well presented three bedroom detached bungalow is situated on the Roundle Private Estate in Felpham.

Stepping inside, the well-proportioned accommodation measures 987 sqft (excluding the detached garage), and briefly consists of 3 bedrooms, sitting room with southerly bay window and feature fireplace, a modernised kitchen with generous breakfast island and a range of integral appliances, stone worktops and door into the conservatory. A modern shower room completes the accommodation.

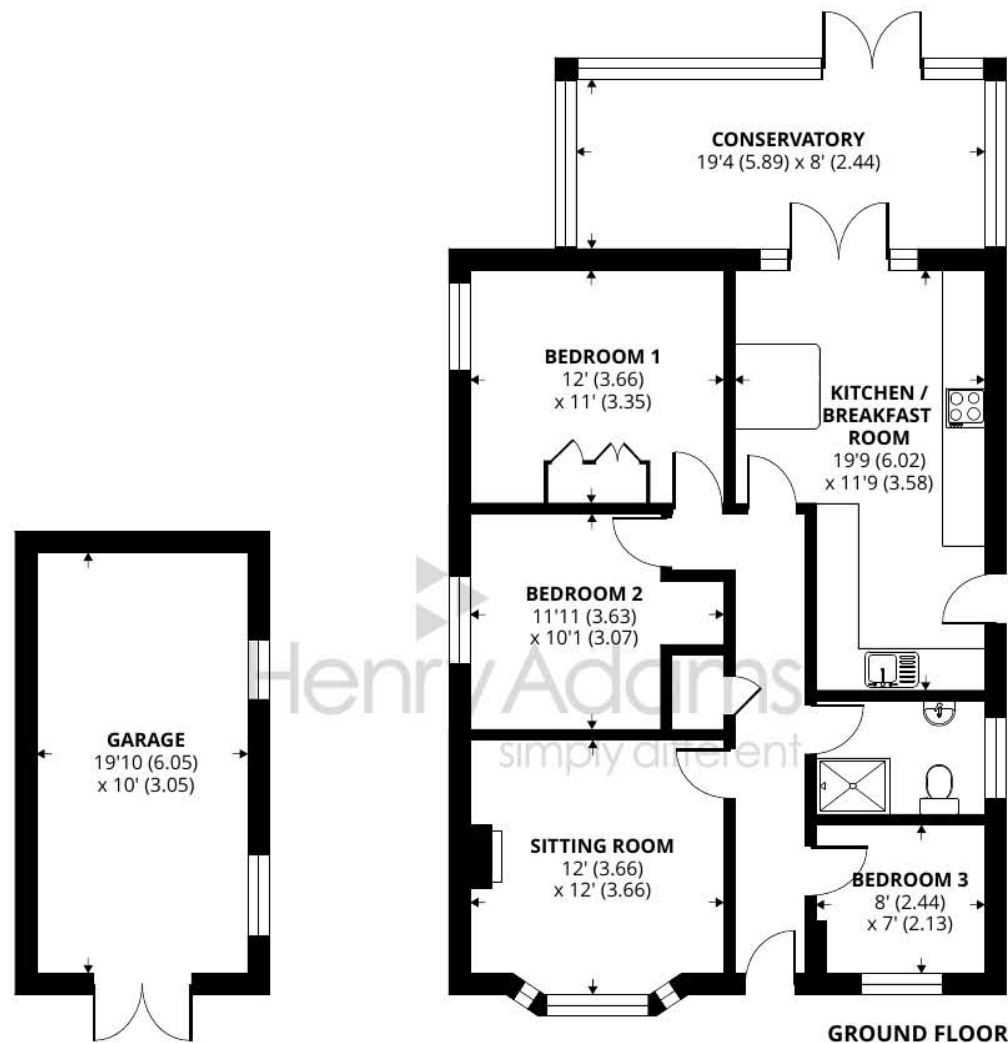
Outside, to the front of the property is a large driveway, which provides off-road parking for several vehicles. A secure gate at the end of the driveway leads to further hardstanding and to the detached garage/workshop. The enclosed rear garden is of a low maintenance design and provides a good level of privacy backing on to an area of woodland.

Private Estate Charge: We understand the private estate charge is approximately £70 p.a.









Roundle Avenue, Felpham, Bognor Regis

Approximate Area = 987 sq ft / 91.7 sq m

Garage = 198 sq ft / 18.4 sq m

Total = 1185 sq ft / 110.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams, REF: 1064852

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The Roundle Private Estate is situated to the north of Felpham village, which offers a wide range of local facilities including schools, doctors surgery, sports centre with swimming pool, golf club and various shops. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately ten mile radius.

Directions

What 3 Words: [///branch.visa.city](http://branch.visa.city)

15/12/23



