



Henry Adams
simply different
For Sale


Henry Adams
estate agents

40 Roundle Avenue, Felpham, Bognor Regis, West Sussex, PO22 8LJ

Guide Price £425,000 Freehold



40 Roundle Avenue, Felpham

An attractive, well presented house in desirable residential location.



- ▶ Roundle Private Estate
- ▶ Semi-Detached House
- ▶ Separate Sitting & Dining Rooms
- ▶ Potential to Extend
- ▶ Off-Road Parking
- ▶ No Onward Chain
- ▶ 3 First Floor Bedrooms
- ▶ Large Conservatory
- ▶ Southerly Rear Garden
- ▶ Large Garage/Workshop

Located within the exclusive 'Roundle Private Estate', this charming semi-detached house presents a rare opportunity to reside in this sought-after location and is now for sale with the added benefit of no onward chain. The potential to extend (subject to the usual permissions) presents an exciting prospect for those looking to tailor the property to their own specifications and requirements.

The accommodation currently measures 1,059 sqft (1,369 sqft including the large garage/workshop). Once inside, a welcoming entrance hall with under stairs storage leads on to the sitting room with its feature fireplace and curved window. A semi-open plan dining room is next, again with an attractive feature fireplace, and leads on to both the kitchen as well as the sizeable double glazed conservatory. The kitchen has received a recent facelift with new cupboard doors and includes the range cooker with spaces for a washing machine and fridge freezer. The double glazed conservatory measures a generous 16'6ft x 11'10ft and opens on to the rear garden. Attractive wooden floors flow through the entrance hall, sitting room and dining room, whilst the conservatory has a ceramic tiled floor.

Ascending the stairs to the first floor, one will find the family bathroom which has been converted into a shower room, as well as all three bedrooms, two of which are double rooms, complemented by a single room or study.

Council Tax Band: D



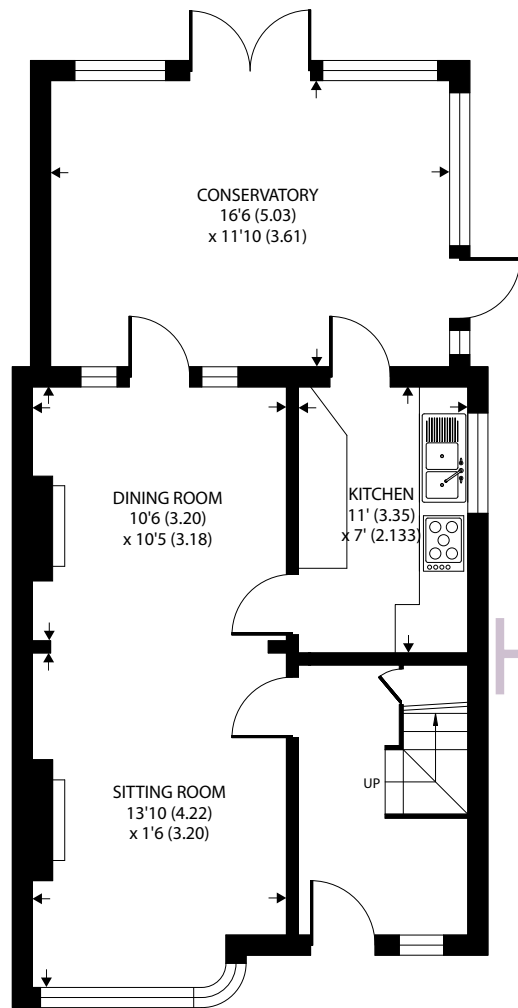


Home

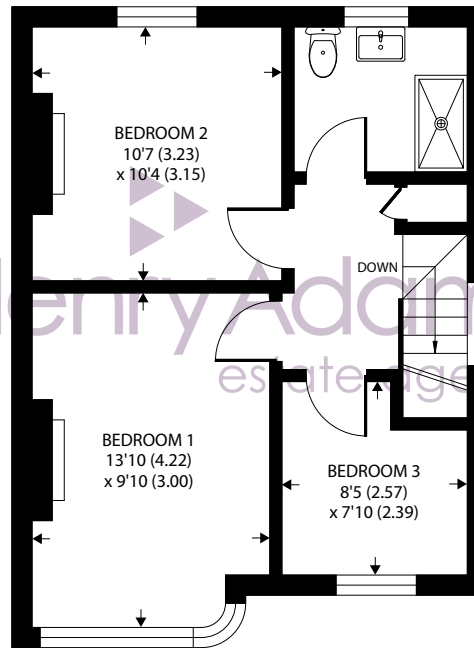
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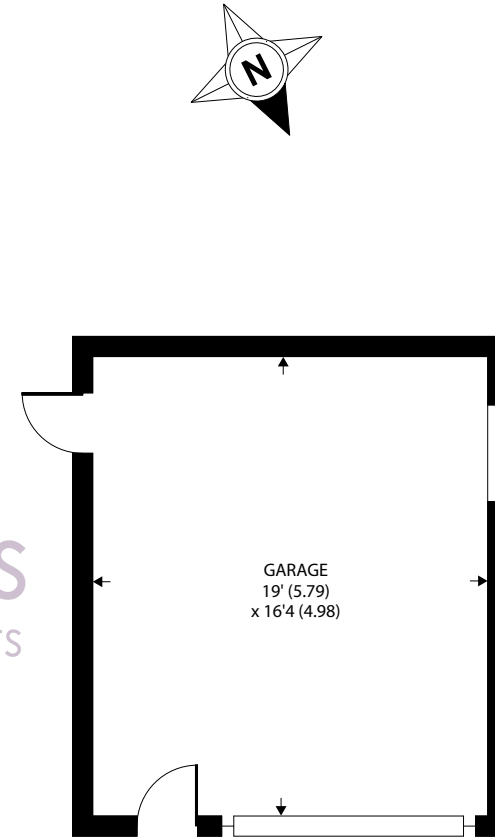




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1059 sq ft / 98.3 sq m
 Garage = 310 sq ft / 28.7 sq m
 Total = 1369 sq ft / 127 sq m

For identification only - Not to scale



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.

Outside, the property benefits from a low maintenance, southerly facing garden which provides a good level of privacy and offers a peaceful retreat from the hustle and bustle of every-day life. The off-road parking and large garage/workshop (19ft x 16'4ft) provide practicality and convenience for modern living, ensuring that all storage needs are met without compromising on space or style.

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.

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