



4 Roundle Road, Felpham

Guide Price £365,000

 **Henry Adams**
estate agents



4 Roundle Road, Felpham

A charming detached bungalow.

- Detached Bungalow
- 1,393 Sqft in Total
- Open Plan Sitting-Dining Room
- Two Double Bedrooms
- Shower Room & Separate WC
- Garage, Workshop & Utility
- Private, Low Maintenance Garden
- Brick Summerhouse
- Ample Off-Road Parking
- Edge of Private Estate

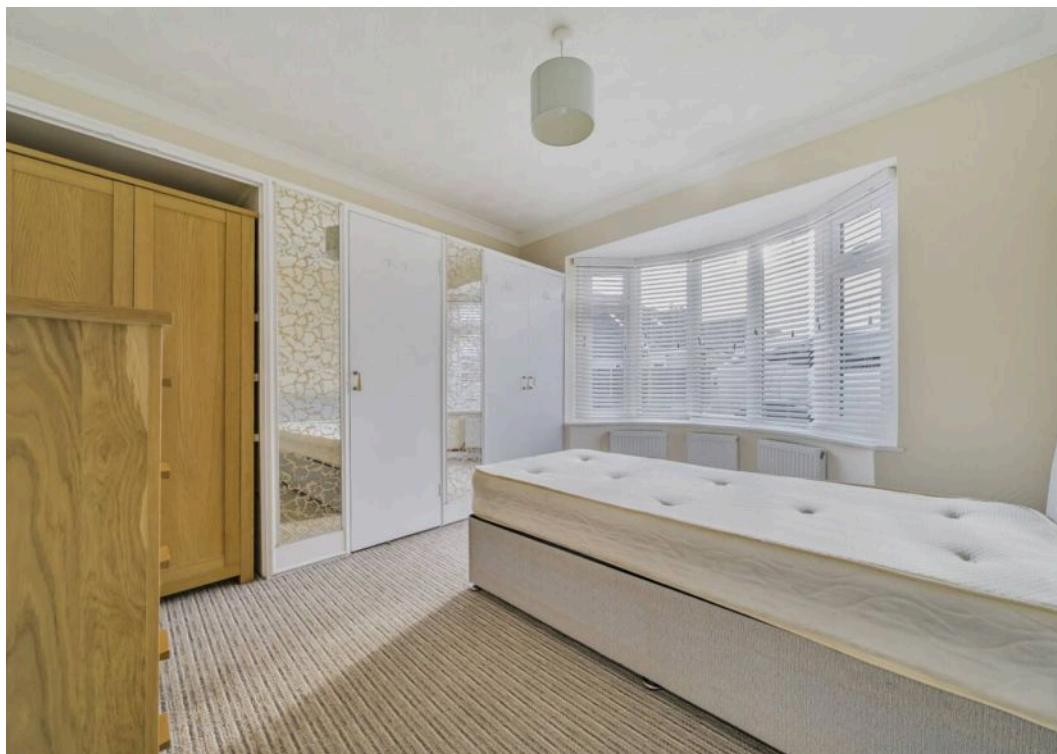
Nestled at the edge of the desirable Roundle Private Estate, this charming and well presented detached bungalow offers low maintenance gardens, plenty of parking and boasts a generous total of 1,393 sqft.

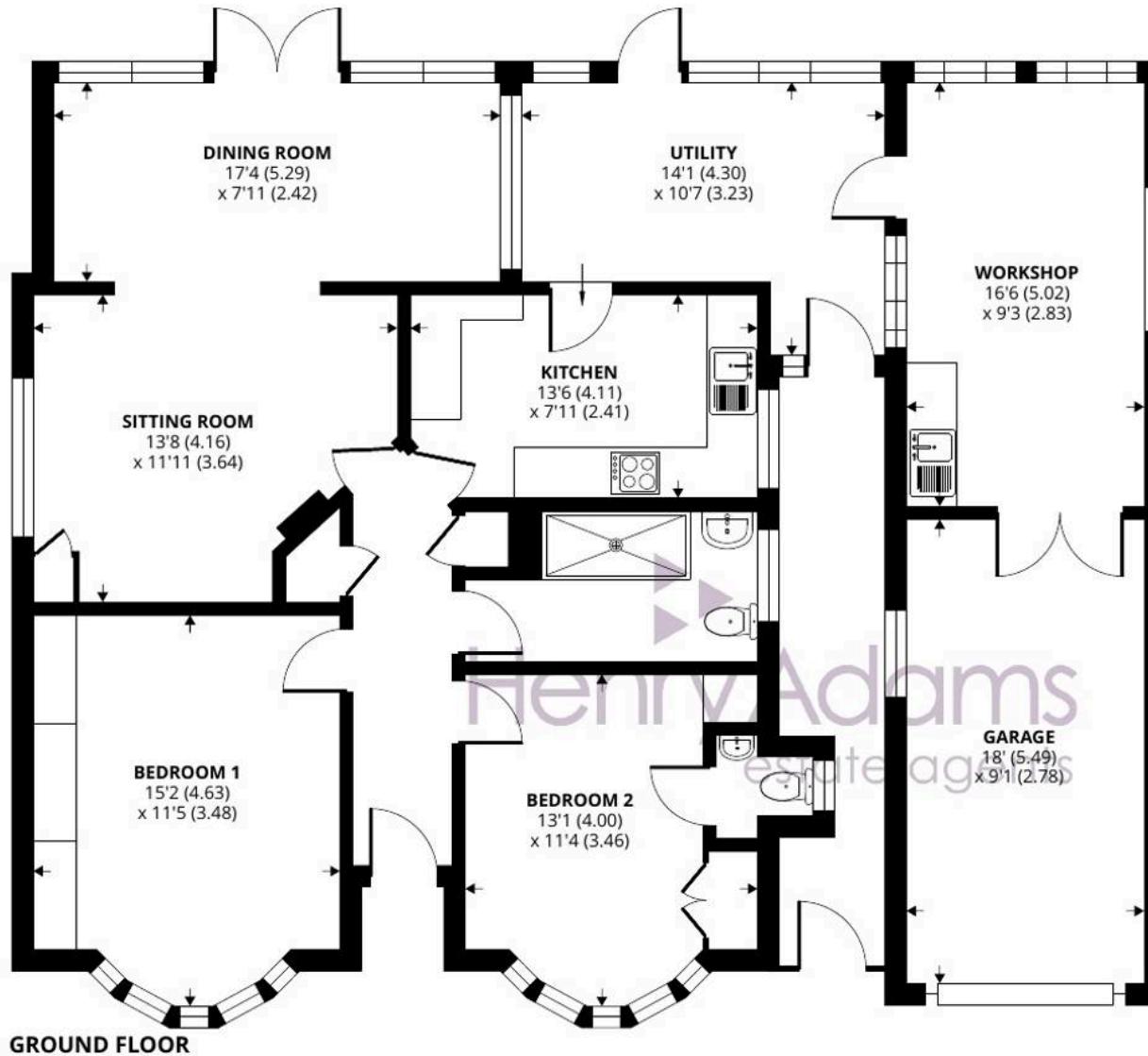
Notable features of the property include, but are not limited to: two double bedrooms, one having an en-suite WC, an open-plan sitting-dining room which overlooks the garden. The modern shower room has been recently replaced, whilst the kitchen is complemented by the sizeable utility. Leading from the utility is the generous workshop and garage, ideal for those needing space for crafts or hobbies.

The private, low-maintenance garden is mainly laid to lawn and patio with a raised fishpond, brick summerhouse and provides a good level of privacy. To the front of the property the in-out driveway provides ample off-road parking. The property benefits from having gas central heating and double glazing.









Roundle Road, Felpham, Bognor Regis

Approximate Area = 1004 sq ft / 93.2 sq m

Garage = 324 sq ft / 30.1 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1393 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.
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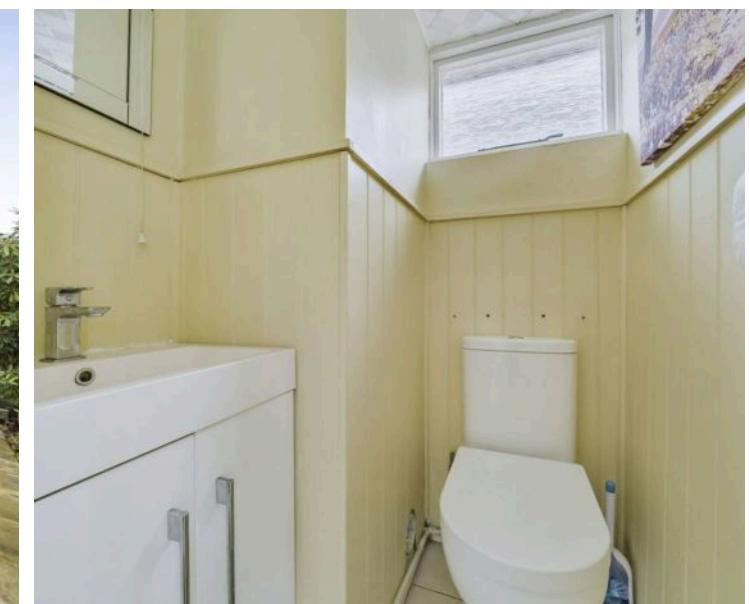
The Roundle Private Estate is situated to the north of Felpham village, which offers a wide range of local facilities including schools, doctors surgery, sports centre with swimming pool, golf club and various shops. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately ten mile radius.

What3Words ///feel.medium.fuel

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.