



15 Normans Drive, Felpham

Guide Price £385,000

 **Henry Adams**
estate agents

15 Normans Drive

- Situated on the 'Private Roundle Estate'
- Detached Bungalow
- 1,149 Sq Ft Accommodation
- Generous Sitting Room
- Conservatory
- Two Double Bedrooms
- Excellent Scope for Personalisation
- Generous Rear Garden
- Driveway & Garage
- No Onward Chain

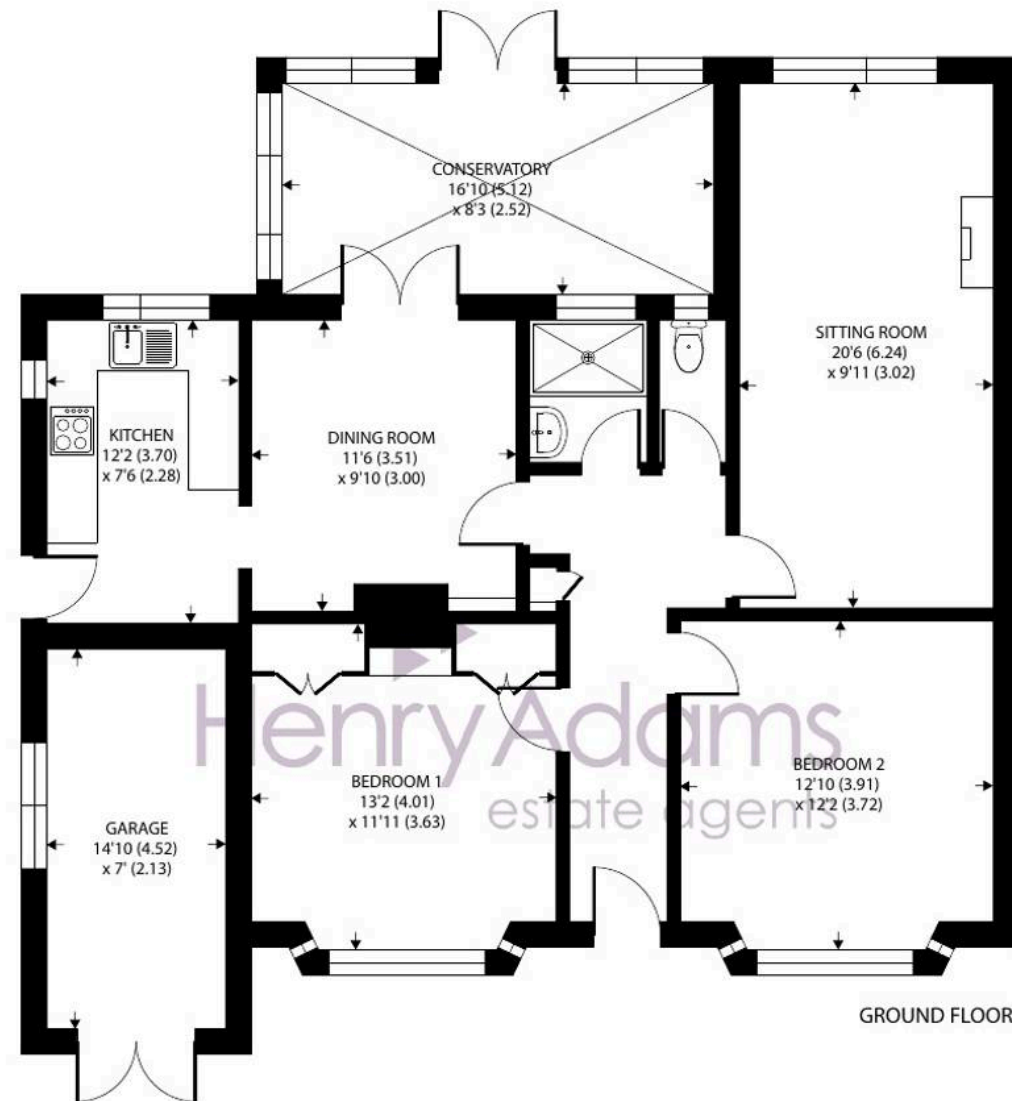
Situated within the highly regarded and private Roundle Estate, this two bedroom bungalow presents an excellent opportunity for purchasers seeking a home they can modernise and tailor to their own requirements. Offered to the market with no onward chain, the property provides generous and adaptable accommodation throughout.

The bungalow boasts well-proportioned rooms, making it particularly appealing to downsizers or retirees. A notable feature is the sitting room, which measures over 20ft in length and enjoys views across the rear garden. In addition, there is a conservatory overlooking the garden, providing a bright and versatile extra reception space filled with natural light.

There is also excellent potential to knock through the kitchen and dining room to create an open-plan kitchen/dining area, which would form a true hub of the home. The internal layout is completed by two double bedrooms, a shower room and a separate WC.







Normans Drive, Bognor Regis

Approximate Area = 1045 sq ft / 97 sq m

Garage = 104 sq ft / 9.6 sq m

Total = 1149 sq ft / 106.6 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). © natchecom 2026.
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Outside, the rear garden is of a good size and benefits from a desirable westerly aspect, making it ideal for enjoying afternoon and evening sunshine, as well as entertaining or gardening.

Further benefits include ample off-street parking and a garage.

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 [///poem.sands.narrow](https://www.what3words.com/poem.sands.narrow)

Private Estate Charge: TBC

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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