

ROUNDLE SQUARE
Roundle Private Estate
Felpham, West Sussex



£575,000 Freehold

A well-presented, spacious home, offered for sale with no forward chain

FEATURES:

- Detached family home on the favoured Private Roundle Estate
- Modern, fitted, stylish kitchen breakfast room
- Sitting room with fireplace, opening to both the dining room and conservatory
- 3 first floor double bedrooms, master with ensuite shower room and a family bathroom room with additional ground floor bedroom 4 or family room
- Driveway, enclosed and private rear gardens with terrace and good-size lawn

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Felpham

West Sussex



SITUATION

The property is situated on the quiet, sought after, private Roundle Estate overlooking The Green and a short walk to convenience stores, King George playing fields and less than half a mile from the beach and Felpham Village. The amenities the village has to offer include a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

8 Roundle Square is being offered for sale and has well-presented, spacious and flexible accommodation. The ground floor comprises of entrance hall, a light and bright sitting room with a set of double doors opening to the formal dining room and a further set of doors opening onto the conservatory. The modern fitted kitchen breakfast room has a range of built-in appliances and there is a separate utility room with W.C. Ground floor bedroom 4 or family room is accessed from the entrance hall. Upstairs the large landing leads to the master bedroom with multiple built-in storage cupboards and an ensuite shower room; two further double bedrooms and a sizeable family bathroom. The rear garden has a terrace adjacent to the property, the lawn, a green house, two storage sheds and a workshop. At the front, the driveway offers ample off-road parking for several vehicles. The property is offered for sale with no forward chain.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

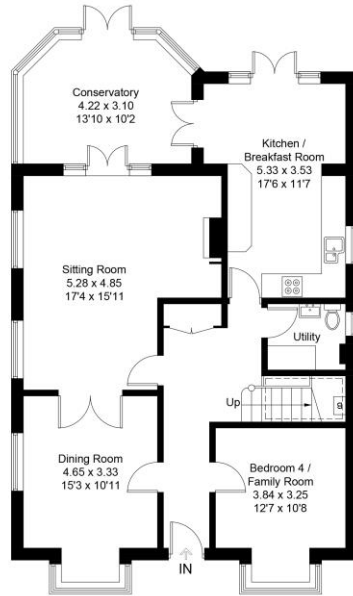


FLOOR PLAN:

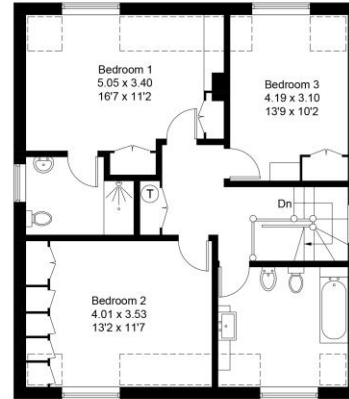
Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1092872)



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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