

White & Brooks

BOGNOR REGIS

£499,950

Lionel Avenue • Felpham • West Sussex

“Semi-Detached House”



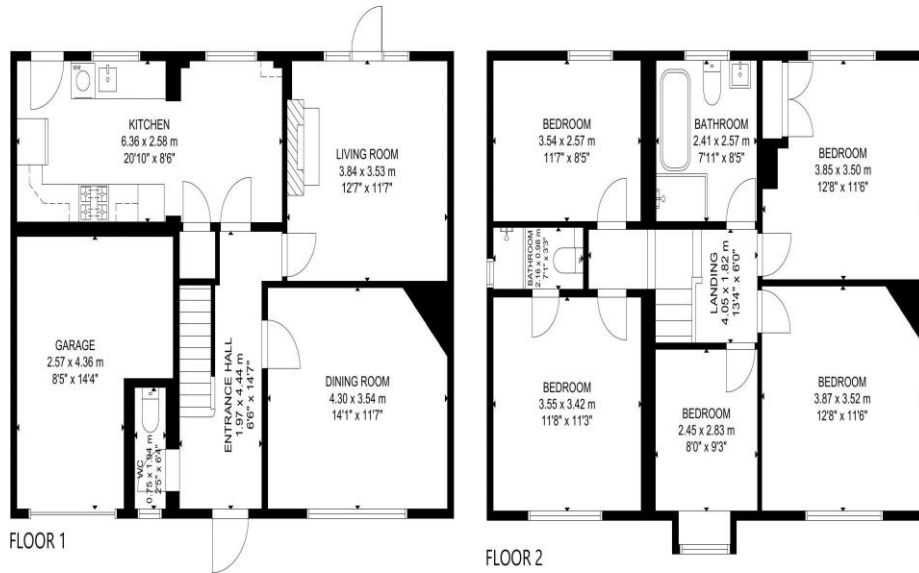
- ❖ Situated On The Sought After Private Roundle Estate
- ❖ 5 Bedrooms
- ❖ 2 Reception Rooms
- ❖ Kitchen/Breakfast Room
- ❖ Downstairs Cloakroom
- ❖ En-Suite Bathroom To Primary Bedroom
- ❖ Enclosed, Southerly Aspect Rear Garden
- ❖ Driveway Providing Off Road Parking
- ❖ Garage

About The Property

White & Brooks are delighted to offer for sale, this well presented semi-detached house, situated on the sought after private Roundle Estate in Felpham, within easy reach of local schools, shops, bus routes and amenities. The accommodation briefly comprises to the ground floor, Entrance Hall, Kitchen/Breakfast Room, Living Room, separate Dining Room and Cloakroom. To the first floor are four double Bedrooms, an additional single Bedroom, with an En-Suite Bathroom to the Primary Bedroom and a further four piece family Bathroom. The property further benefits from an enclosed, southerly aspect rear garden and a garage and driveway providing off road parking. An internal viewing is essential to appreciate the location and accommodation on offer.



Floorplan and EPC



GROSS INTERNAL AREA
 TOTAL: 133 m² / 1,434 sq ft
 FLOOR 1: 58 m² / 619 sq ft, FLOOR 2: 75 m² / 805 sq ft
 EXCLUDED AREA: GARAGE: 14 m² / 150 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Room Details

Entrance Hall

Cloakroom

Dining Room 14' 1" x 11' 7" (4.29m x 3.53m)

Living Room 12' 7" x 11' 7" (3.83m x 3.53m)

Kitchen/Breakfast Room 20' 10" x 8' 6" (6.35m x 2.59m)

Stairs To:-

First Floor Landing

Bedroom 1 11' 8" x 11' 3" (3.55m x 3.43m)

En-Suite Bathroom

Bedroom 2 12' 8" x 11' 6" (3.86m x 3.50m)

Family Bathroom

Bedroom 3 12' 8" x 11' 6" (3.86m x 3.50m)

Bedroom 4 11' 7" x 8' 5" (3.53m x 2.56m)

Bedroom 5 8' 0" x 9' 3" (2.44m x 2.82m)

Enclosed Southerly Aspect Rear Garden

Driveway

Garage

