

WHITE & BROOKS

Making sense of moving

Offers in the Region Of £350,000

Roundle Avenue • Felpham • Bognor Regis

“Well Presented, Detached, Character Bungalow”

- ❖ Situated On The Private Roundle Estate In Felpham
- ❖ 3 Bedrooms
- ❖ Bay Fronted Sitting Room
- ❖ Kitchen/Dining Room
- ❖ Contemporary Shower Room
- ❖ Conservatory
- ❖ Driveway & Garage



About The Property

Situated on the private Roundle Estate in Felpham is this well presented, detached, character bungalow. The accommodation briefly comprises, three bedrooms, kitchen/dining room, bay fronted sitting room, contemporary shower room and conservatory. The property further benefits from driveway for 3-4 cars and a detached pitched roof garage. An internal viewing is essential to appreciate all the property has to offer.



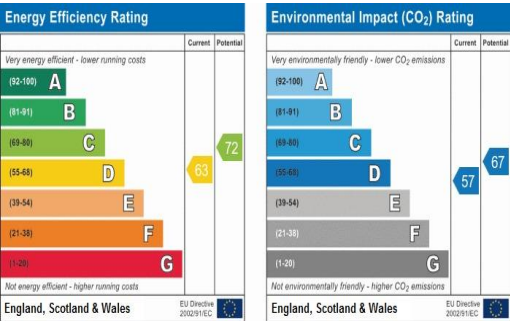
Floorplan and EPC



TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Room Details

Entrance Hall

Opaque door to front aspect, 2 wall mounted radiators, hall storage cupboard, loft access hatch, and doors to principal rooms.

Kitchen/Dining Room 19' 3" x 7' 10" (5.86m x 2.39m) (Widening to 11' 9" (3.62m) in dining area)

Dual aspect with glazed window and french doors leading to conservatory, and double glazed window and door to side, skimmed and coved ceiling, wall and base level contemporary kitchen units, roll edge work top with tiled splash back, 1½ bowl stainless steel sink with drainer unit and chrome mixer tap, Bosch induction hob with extractor over, built in self cleaning oven under work top, plumbing and space for washing machine, integrated fridge freezer, space for dining table, wall mounted radiator and tile effect floor.

Bay Fronted Sitting Room 12' 0" x 12' 0" (3.65m x 3.65m)

Double glazed bay window to front aspect, wall mounted radiator and feature fire place opening.

Master Bedroom 11' 11" x 11' 0" (3.63m x 3.35m)

Double glazed window to rear aspect, wall mounted radiator and fitted wardrobes to one wall.

Bedroom 2 10' 0" x 9' 4" (3.05m x 2.84m)

Double glazed window to side aspect, wall mounted radiator and further recess suitable for wardrobe.

Bedroom 3 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to front aspect and wall mounted radiator.

Contemporary Shower Room 7' 10" x 5' 3" (2.39m x 1.60m)

Double glazed opaque window to side aspect, large walk in shower cubicle with mixer shower, wash hand basin mounted on vanity unit with chrome mixer tap, low level WC with back to wall cistern, wall mounted central heating boiler, fully tiled walls and chrome heated towel radiator.

Conservatory 19' 1" x 7' 10" (5.81m x 2.39m)

Double glazed windows to both sides and rear aspect, and double glazed french doors opening onto rear garden, power and light connected and tile effect floor.

Outside

Front Garden

Mainly laid to lawn with pathway to front door, driveway providing off road parking for 3/4 cars which continues to the side of the property leading to:-

Rear Garden

Mainly laid to lawn with patio area.

Detached Pitched Roof Garage

With double doors.

