

4 Lionel Avenue

Felpham | Bognor Regis | West Sussex | PO22 8LF

Price £279,950

Share of Freehold

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BA295 - 07/26

Features

- **Abutting the Private Roundle Estate Setting**
- **Deceptive Ground Floor Apartment**
- **2 Bedrooms (Principal Bedroom with Separate Dressing Room)**
- **Kitchen/Diner, Living Room & Bath/Shower Room**
- **Double Glazing & Gas Heating (Radiators)**
- **Private Entrance, Driveway & Private Rear Garden**
- **834.9 Sq Ft / 77.6 Sq M**

Situated in a sought after residential location abutting the Private Roundle Estate, this ground floor apartment is an incredibly rare find being one of just two apartments within this delightful detached building. The accommodation comprises: private entrance, porch, lobby/vestibule, hallway, kitchen/diner, living room, dressing room/hobbies room leading into the principal bedroom at the rear, guest second bedroom/home office and a generous bath/shower room.

The property also offers double glazing, a gas heating system via radiators and modern combination boiler, on-site parking via its private driveway, a private rear garden and 50% share of the Freehold with the balance of a 999 year Lease.

An outer glazed door opens into the porch with windows to the side and front, along with a courtesy light. An inner obscure glazed door leads into the lobby/vestibule where there is a fitted cupboard housing the wall mounted electric consumer unit, exposed wood flooring and a stripped wood door leading into the hallway which has exposed wood flooring and a useful under-staircase storage cupboard. Strip-wood doors lead from the hallway to the living room kitchen/diner, bath/shower room, dressing room/hobbies room and bedroom 2.

The kitchen/diner is of a good size with a range of fitted units and work surfaces, inset single drainer stainless steel 1 1/2 bowl sink unit with mixer tap, tiled splash-back surround, integrated 4 burner gas hob with concealed hood over and oven under, space and plumbing for a slimline dishwasher and dryer, strip-wood door to a generous cupboard housing the modern wall mounted Veissman gas boiler, along with an obscure window to the rear and space and plumbing for a washing machine. The kitchen itself has a double glazed window to the rear, while the dining area has a double glazed window to the front, space for a table and chairs and double glazed French doors to the rear providing access into the private rear garden.

The living room has a double glazed window to the front, feature fireplace and fitted carpet.

The dressing/hobbies room has exposed floorboards, a double glazed window to the side and strip-wood door to the adjoining, good size bedroom 1, which is positioned at the rear of the property with a double glazed window to the side, fitted carpet and built-in wardrobes.





Bedroom 2 is a dual aspect room with double glazed windows to the front and side, along with exposed floor boards and fitted wardrobes and has been formerly utilised as a home office.

In addition, there is a bath/shower room positioned at the rear, with a white suite of bath with mixer tap, glazed corner shower enclosure with fitted shower, wall mounted modern wash basin, close coupled wc, ladder style heated towel rail, tiled splash-back surround and two obscure windows to the rear.

Externally, the frontage provides a private driveway allowing on-site parking with a gate leading to the side/rear. The private rear garden is of a good size with a raised terrace at the rear, lawn, further paved patio and a feature mature palm.

Tenure - Leasehold with a 50% share of freehold

Lease - 999 years from 24th October 2006

Ground Rent - Nil **Maintenance -** 50% contribution to repairs to building. **Buildings Insurance** - £340.34 50% contribution (2026 - 2027)

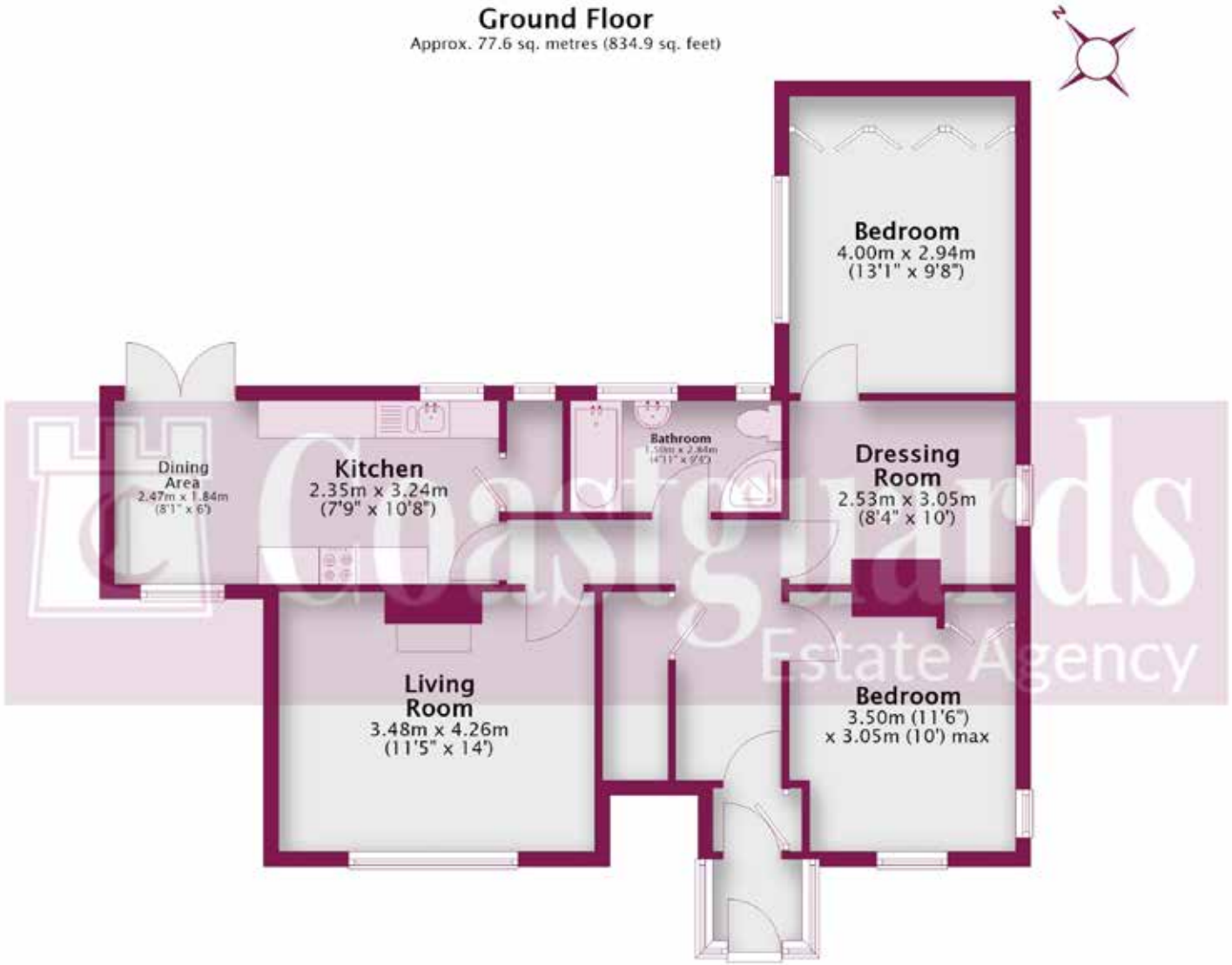







Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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Current EPC Rating: D (67)

Council Tax: Band B £1,892.03 p.a. (Arun District Council / Felpham 2026 - 2027)

Coastguards Estate Agency

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.