



4 Roundle Road, Felpham, West Sussex, PO22 8NL

£325,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- Detached Two Bedroom Bungalow
- Sought After Roundle Estate
- Newly Installed Kitchen
- Spacious Bright Living Area
- Contemporary Fitted Shower Room
- Outbuilding And Utility Area
- Double Length Garage Workshop
- Outbuilding In Garden
- In And Out Driveway Parking

## EPC Rating

Current = D

Potential = B

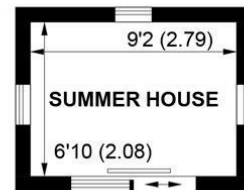
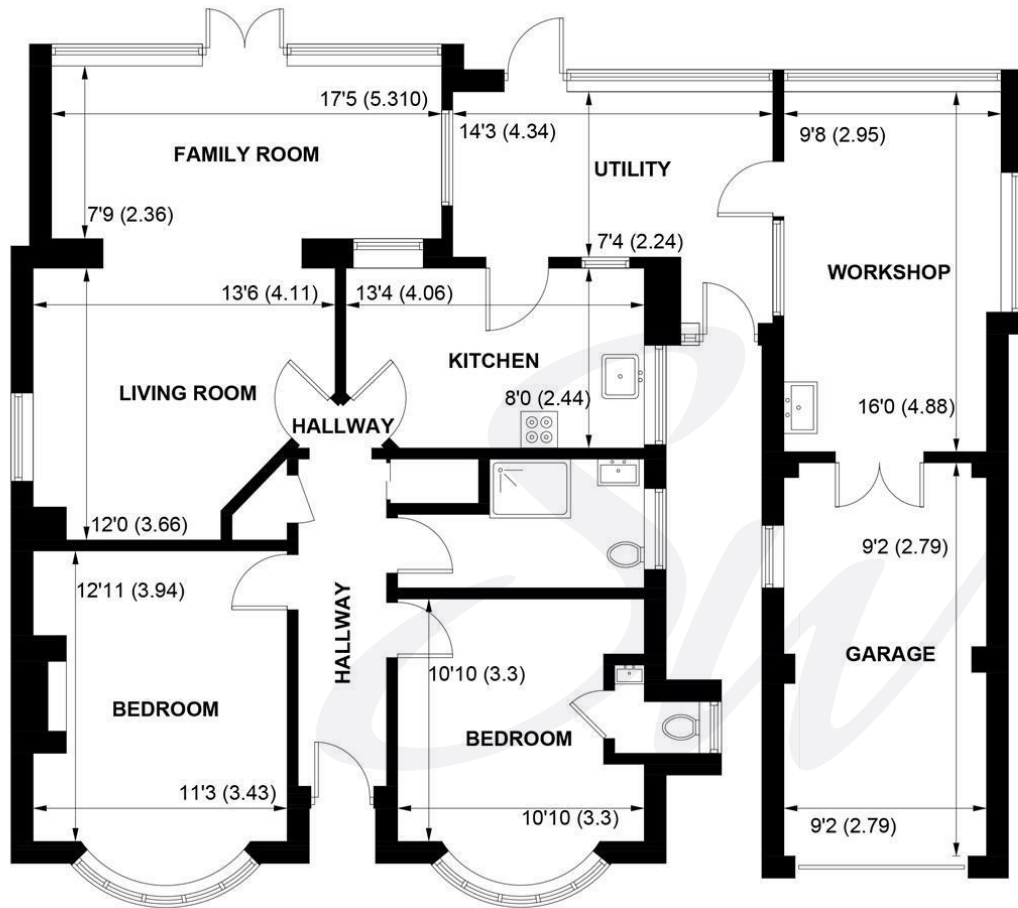
## Council Tax Band

Band = D

## Tenure - Freehold

Estate Charges:





(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1315 SQ FT / 122.2 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.