

7 Roundle Avenue, Felpham

Guide Price £650,000

Henry Adams
estate agents



7 Roundle Avenue

- Detached Bungalow
- No Onward Chain
- Versatile Accommodation
- Sitting Room & Dining Room
- Kitchen/Breakfast Room
- Home Office
- Three Good Size Bedrooms
- Annexe Potential
- Wrap-Around Garden with High Degree of Privacy
- Double Garage & Ample Parking

Tucked away in an exceptionally secluded position on the private Roundle Estate, this impressive three bedroom detached bungalow is a hidden gem that you would hardly know was there. Approached via a private driveway, double gates open to reveal the property's generous grounds, creating an immediate sense of privacy and exclusivity.

The welcoming entrance hall provides access to all principal rooms and highlights the spacious and versatile nature of the accommodation throughout. The generous sitting room enjoys delightful views over the beautiful wrap-around gardens, while a separate dining room offers an ideal space for entertaining. The well-proportioned kitchen/breakfast room leads through to a useful utility room, with further accommodation including a home office and cloakroom. Adding to the property's flexibility is a conservatory and an internal door providing access to the double garage, presenting exciting potential for those seeking annexe accommodation, subject to any necessary consents.













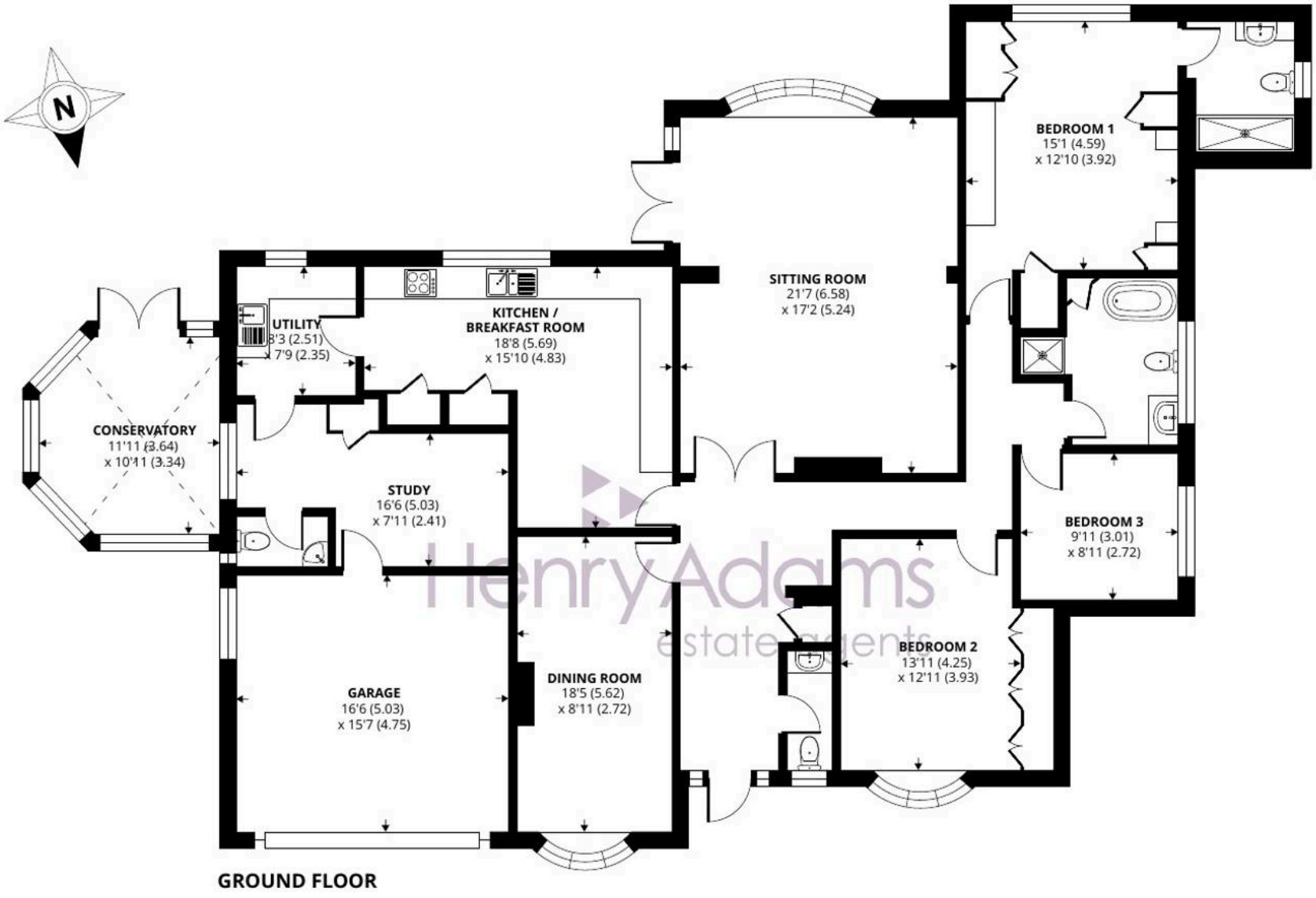












GROUND FLOOR

Roundle Avenue, Bognor Regis

Approximate Area = 2041 sq ft / 189.6 sq m
Garage = 257 sq ft / 23.8 sq m
Total = 2298 sq ft / 213.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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There are three double bedrooms, all of which are generously sized. The principal bedroom benefits from an extensive range of fitted wardrobes and an en-suite shower room, while bedroom two also features fitted wardrobes. A well-appointed sizeable family bathroom serves the remaining accommodation.

Outside, the property continues to impress. Ample off-road parking is available to the front and leads to the double garage. The mature wrap-around gardens envelop the bungalow, providing a wonderful degree of seclusion and privacy, with an attractive array of established plants, trees and shrubs creating a peaceful setting to enjoy throughout the year.

In all, this exceptional home offers spacious and highly versatile accommodation in a truly tucked-away location. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

The Roundle Private Estate is situated to the north of Felpham village, which offers a wide range of local facilities including schools, doctors surgery, sports centre with swimming pool, golf club and various shops. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately ten mile radius.

What3Words ///diary.likes.myself

Private Estate Charge: We understand the private estate charge is approximately £240 p.a.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D









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