

For a traditional, personal and professional service

64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



51 Roundle Avenue
Felpham, Bognor Regis,
PO22 8LJ

www.maysagents.co.uk

Offers in the Region Of £425,000 Freehold



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

There is something unique about the Roundle Estate, the slightly random arrangement of roads, the variety of property types and sizes, but most of all, it is the atmosphere. Hard to define, but unique in its own way. Occupying a typically generous plot is this DETACHED BUNGALOW, offering flexible accommodation with 3/4 bedrooms, 1/2 reception rooms and an open plan kitchen/living room, all with uPVC framed double glazing and gas fired central heating. The property enjoys gardens to both the front and rear, with the south facing front garden and hardstanding beyond providing parking for a number of vehicles. Ready to move into, could this be what you have been waiting for? To find out, contact May's for an appointment to view and sample that special Roundle atmosphere.

ACCOMMODATION

double glazed door to:

BEDROOM 2: 12' 0" x 9' 10" (3.65m x 2.99m)
(maximum measurements) radiator.

ENTRANCE HALL:

radiator; trap hatch to roof space:

BEDROOM 3: 7' 10" x 6' 10" (2.39m x 2.08m)
(maximum measurements) narrowing to face of cupboard housing gas fired combination boiler; radiator.

OPEN PLAN LIVING AREA: 28' 5" x 11' 9" (8.65m x 3.58m)

KITCHEN/DINING ROOM: floor standing drawer and cupboard units having worktop; tiled splash backs and wall mounted cabinets over; inset sink with mixer tap; space and plumbing for washing machine; range style electric oven; gas hob with extractor fan over; further appliance space. LOUNGE AREA: dual aspect; two radiators; T.V. aerial point; double glazed door to side.

BATHROOM:

comprising of panelled bath with independent shower mixer & glazed screen; close coupled W.C.; wash basin inset in vanity unit with twin cabinets beneath; ladder style heated towel rail.

SITTING ROOM: 12' 0" x 12' 0" (3.65m x 3.65m)
radiator.

OUTSIDE AND GENERAL

The REAR GARDEN is laid principally to lawn with flower and shrub borders; pebbled area adjoins the property; timber garden store; pathway leading to south facing FRONT GARDEN which again has been laid principally to lawn with flower and shrub borders enclosed by a picket fence with hard standing beyond providing parking for a number of vehicles.

BEDROOM 1: 11' 9" x 11' 1" (3.58m x 3.38m)
radiator.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.