



**39 Roundle Avenue, Felpham**

Guide Price **£595,000**



## 39 Roundle Avenue

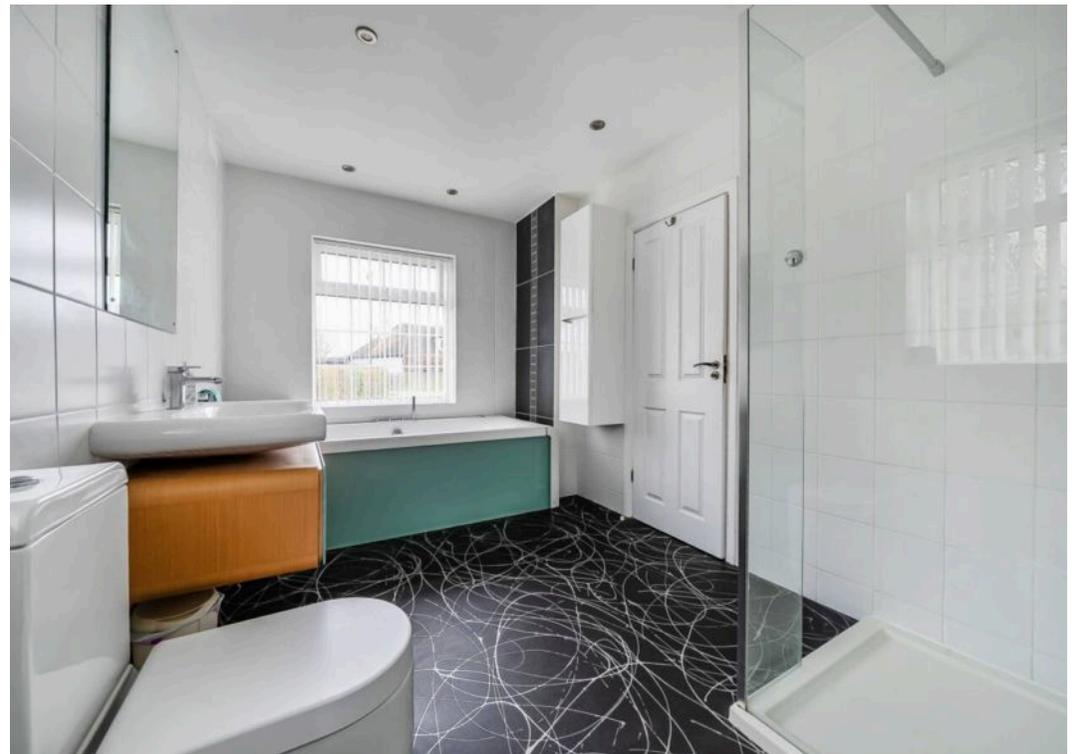
- Roundle Private Estate
- Spacious Detached Bungalow
- 1,833 Sq Ft in Total
- No Forward Chain
- 3/4 Double Bedrooms
- 2/3 Reception Rooms
- Kitchen-Dining Room
- Integral Garage
- Ample Parking on Driveway
- Private Rear Garden

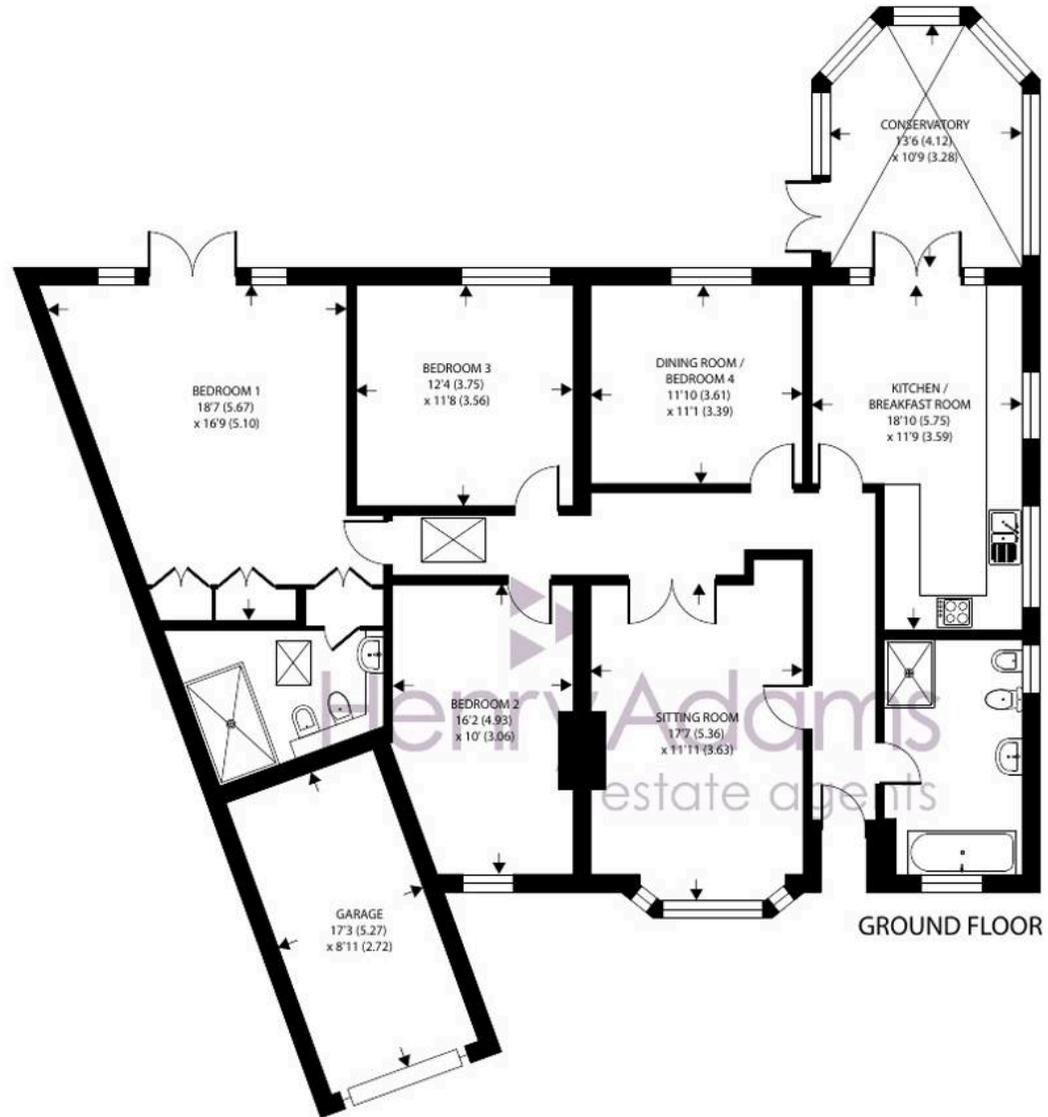
Located within the highly sought-after Roundle Private Estate, this impressive detached bungalow offers a rare opportunity for spacious and flexible living, all set across an expansive 1,833 sq ft. The property is beautifully presented throughout, thoughtfully designed and is offered for sale with the advantage of no forward chain.

The property is approached via the expansive driveway providing ample parking for a number of vehicles and leading to the garage. Once inside, a welcoming entrance hall leads to all of the principal rooms, briefly comprising: formal sitting room, a very generous main bedroom with built-in wardrobes, French doors on to the rear garden and a spacious en-suite shower room. Bedrooms 2 & 3 are also generous double rooms, whilst bedroom 4, also a double room, is adjacent to the kitchen and is currently utilised as a formal dining room. The heart of the home is the inviting kitchen-dining room, perfect for family gatherings or entertaining friends, with ample storage and workspace for culinary enthusiasts. This room leads onto the double glazed conservatory and garden beyond. A large family bath/shower room completes the accommodation.









## Roundle Avenue, Bognor Regis

Approximate Area = 1682 sq ft / 156.2 sq m

Garage = 151 sq ft / 14 sq m

Total = 1833 sq ft / 170.2 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). © natchecom 2026.  
Produced for Henry Adams. REF: 1411146

Step outside to discover a wonderfully private rear garden, designed to offer both tranquillity and a delightful space for outdoor living. Mature hedging and established borders ensure a high degree of seclusion, creating a peaceful retreat for relaxation or alfresco dining. A well-maintained lawn is complemented by a substantial patio and timber garden shed. Whether you are hosting summer barbecues, enjoying a quiet morning coffee on the patio, or simply unwinding amidst the greenery, the outside space truly enhances the lifestyle on offer at this exceptional bungalow.

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///years.weedy.intro

Road Charge: We understand this is currently £75 p.a. payable August/September.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

[middleton@henryadams.co.uk](mailto:middleton@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.