



6 Roundle Square, Felpham

Guide Price £425,000

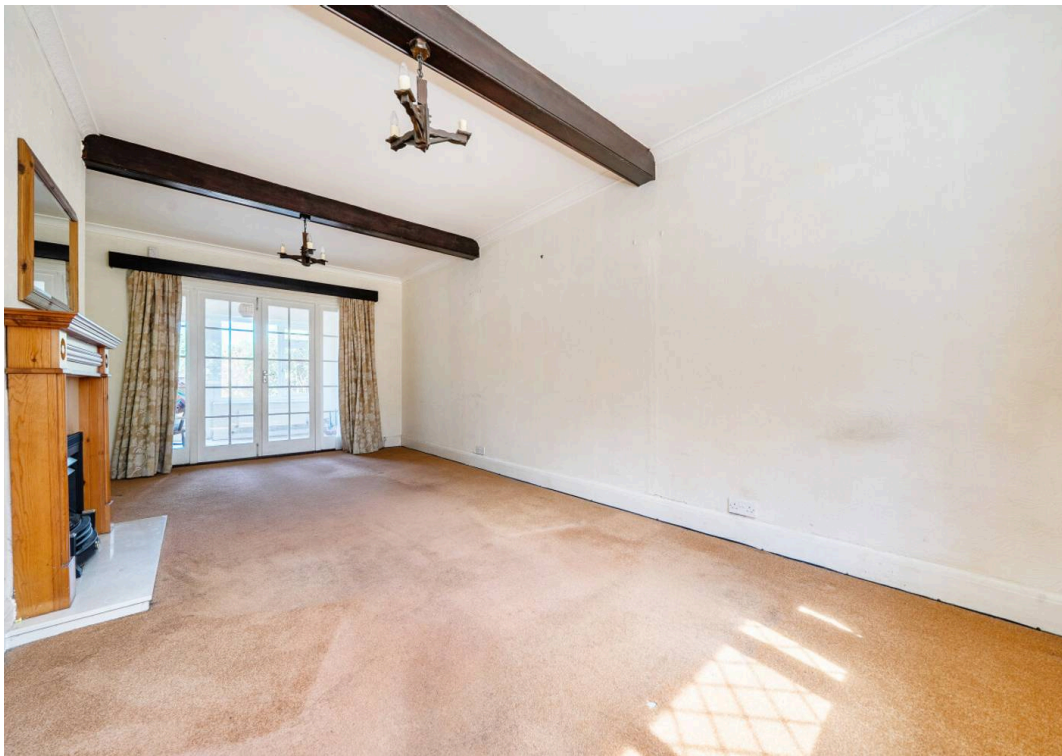
6 Roundle Square

- Semi-detached Character House
- Private Estate Location
- 4 First Floor Bedrooms
- Sitting Room, Garden Room & Dining Room
- Kitchen-Breakfast Room
- Ground Floor WC
- Sizeable Private Garden
- Ample Parking & Garage
- No Forward Chain
- Potential For Refurbishment

Located within the highly desirable Roundle private estate, this charming semi-detached house offers an exceptional opportunity for families and those seeking a peaceful retreat. With no forward chain and clear potential for refurbishment and extension if desired, this characterful home presents a rare chance to create your dream residence in a tranquil and sought-after location.

The accommodation measures 1,429 sq ft and is arranged over two floors. The ground floor briefly comprises: entrance hall leading to the sitting room and, in turn, the garden room which opens on to the rear garden. A separate dining room could equally be utilised as a home office, playroom or additional bedroom and is complemented by the ground floor WC. The kitchen is also found to the rear of the property and is large enough for a breakfast table. Stairs from the entrance hall rise to the first floor which briefly comprises four bedrooms and the family bathroom.









Roundle Square, Bognor Regis

Approximate Area = 1271 sq ft / 118 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Garage = 130 sq ft / 12 sq m

Total = 1429 sq ft / 132.6 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). © n1checom 2026. Produced for Henry Adams. REF: 1481958

The private rear garden faces westerly and is a true highlight, offering a space and seclusion with mature hedging, lawn and a variety of established trees and flowering shrubs. There is ample room for outdoor dining furniture, and the garden's layout provides scope for keen gardeners to further personalise the space. A side access offers an easy route from the front of the property, where you will find ample driveway parking leading to the garage for secure storage or workshop use. The peaceful setting of this private estate, combined with the size and privacy of the garden, ensures a sense of calm and exclusivity, making this property a truly special place to call home.

Roundle Square is located within the private Roundle Estate and positioned just a short distance to the north-east of the pretty village of Felpham. Felpham offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words [///battle.begins.scores](https://www.what3words.com/battle.begins.scores)

Private Estate Charge = £(TBC)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.