



Bell & Blake
SALES & LETTINGS

48 Roundle Avenue, Felpham, Bognor Regis, West Sussex PO22 8LJ

Asking Price £525,000

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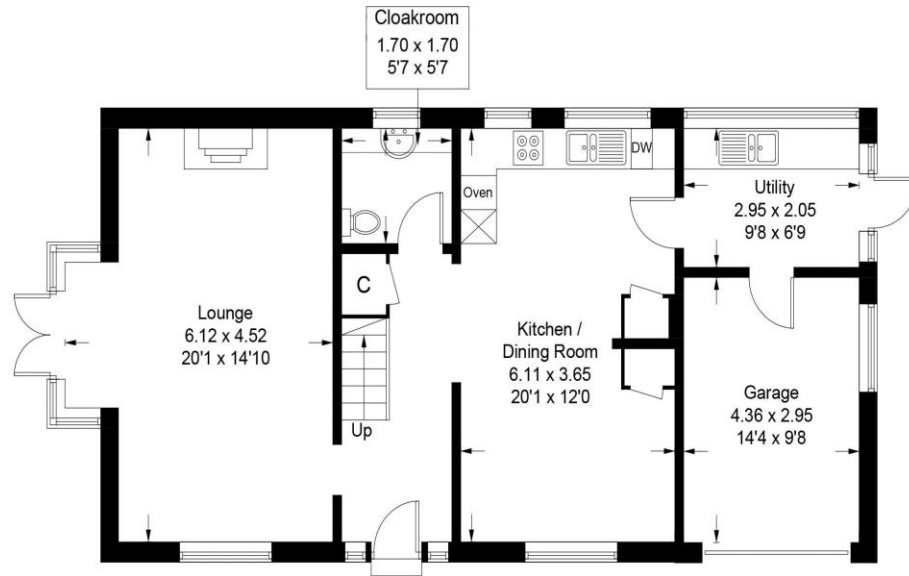
- › Extended & Renovated Detached House
- › 3 Double Bedrooms
- › Principle Bedroom With Ensuite
- › Further Family Bathroom
- › Downstairs WC
- › Kitchen Diner
- › Dual Aspect Lounge
- › Garage & Triple Width Driveway
- › Utility Room

Situated on the prestigious Roundle private estate around 1.2km from Felpham Beach, is this vastly improved detached house. The property boasts 3 double bedrooms (luxurious principle bedroom with ensuite) 2 bathrooms, downstairs WC, Dual aspect Kitchen Diner, Dual aspect Lounge, utility room and garage. Outside there is a triple width driveway to the front and 2 enclosed gardens (one to each side of the property). An internal viewing is essential to appreciate all the property has to offer.

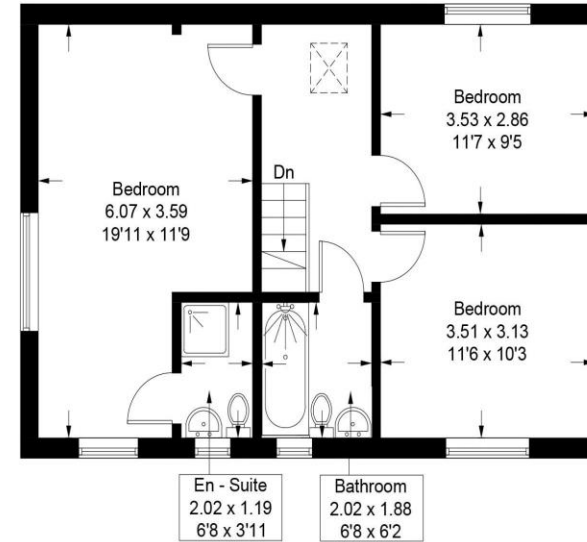
Council Tax Band: D



Roundle Avenue



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 79.6 sq m / 857 sq ft (Including Garage)
 First Floor = 57.0 sq m / 613 sq ft
 Total = 136.6 sq m / 1470 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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