



WHITLOCKS
ESTATE AGENTS

51 Roundle Avenue, Felpham, Bognor Regis
In Excess of £450,000

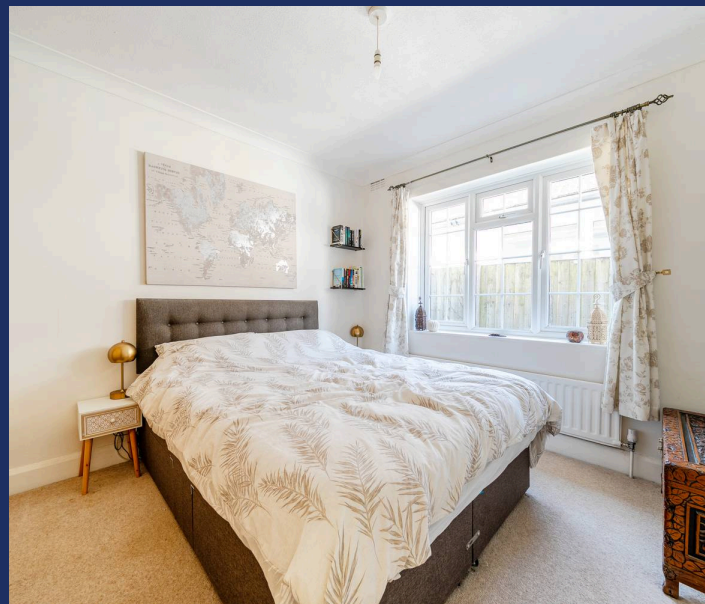


A rare opportunity to acquire this deceptively spacious **detached bungalow**, ideally situated in the highly sought-after **Roundle Estate**, nestled in the heart of **Felpham Village**.

Immaculately presented throughout, the property welcomes you with a **generous entrance hall** that seamlessly connects all rooms. At the rear, you'll find an impressive **open-plan kitchen, dining, and lounge area**, featuring a **modern fitted kitchen** with stylish accents and ample storage. This beautifully designed family space is **flooded with natural light**, thanks to its dual-aspect windows. Additionally, there is a **separate reception room**, offering flexibility as a **fourth bedroom, home office, or additional living space**.

The bungalow boasts **three well-proportioned bedrooms**, including **two spacious doubles and a comfortable single**.

Additional benefits include **UPVC double glazing and gas-fired central heating throughout**, ensuring year-round comfort and energy efficiency.



The property comes with approved planning permission for a loft conversion, allowing for the addition of two extra bedrooms and a bathroom.

Externally, the **secluded rear garden** is mainly laid to lawn, offering privacy and tranquility. A **patio area** provides the perfect setting for outdoor dining and entertaining, while a **useful storage shed** adds practicality.

To the front, an **extensive driveway**.

Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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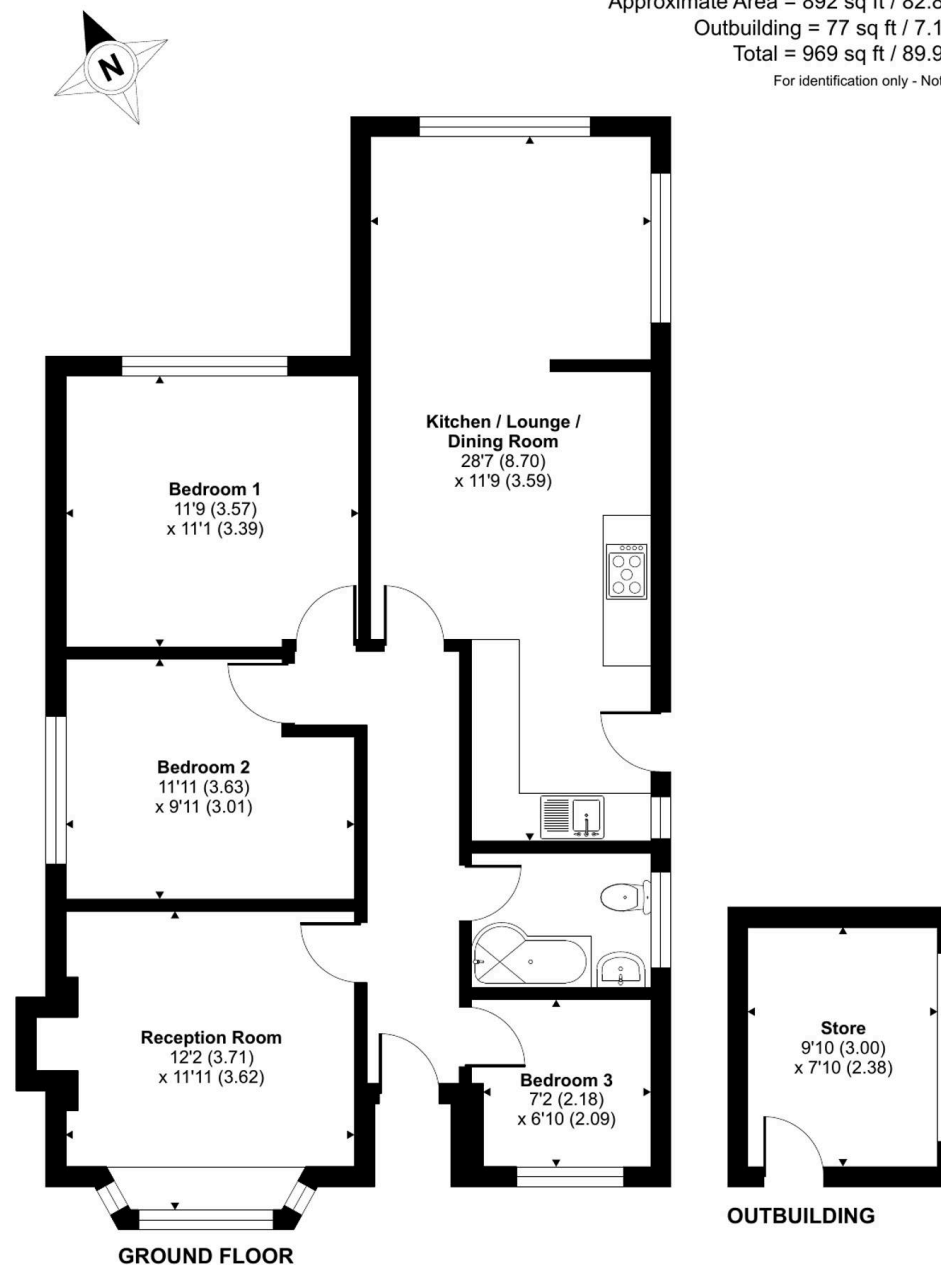
Roundle Avenue, Bognor Regis, PO22

Approximate Area = 892 sq ft / 82.8 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 969 sq ft / 89.9 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). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1249129





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: