

NORMANS DRIVE

Roundle Estate, Felpham

West Sussex



£385,000 Freehold

A well-presented 3-bedroom bungalow in a quiet, cul-de-sac location and offered for sale with no forward chain.

FEATURES:

- Fitted Kitchen & Sitting Room with fireplace
- Conservatory/Dining
- Bedroom 1 with fitted storage
- Two further bedrooms & bathroom
- Large, enclosed entrance porch
- Pretty rear gardens with terrace & shed
- Driveway parking & garage

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SITUATION

The property is situated on the sought-after Roundle Estate, which is a short walk to convenience stores, King George IV playing fields and less than 1.5 miles from the beach and Felpham Village beyond. The amenities the village has to offer include a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

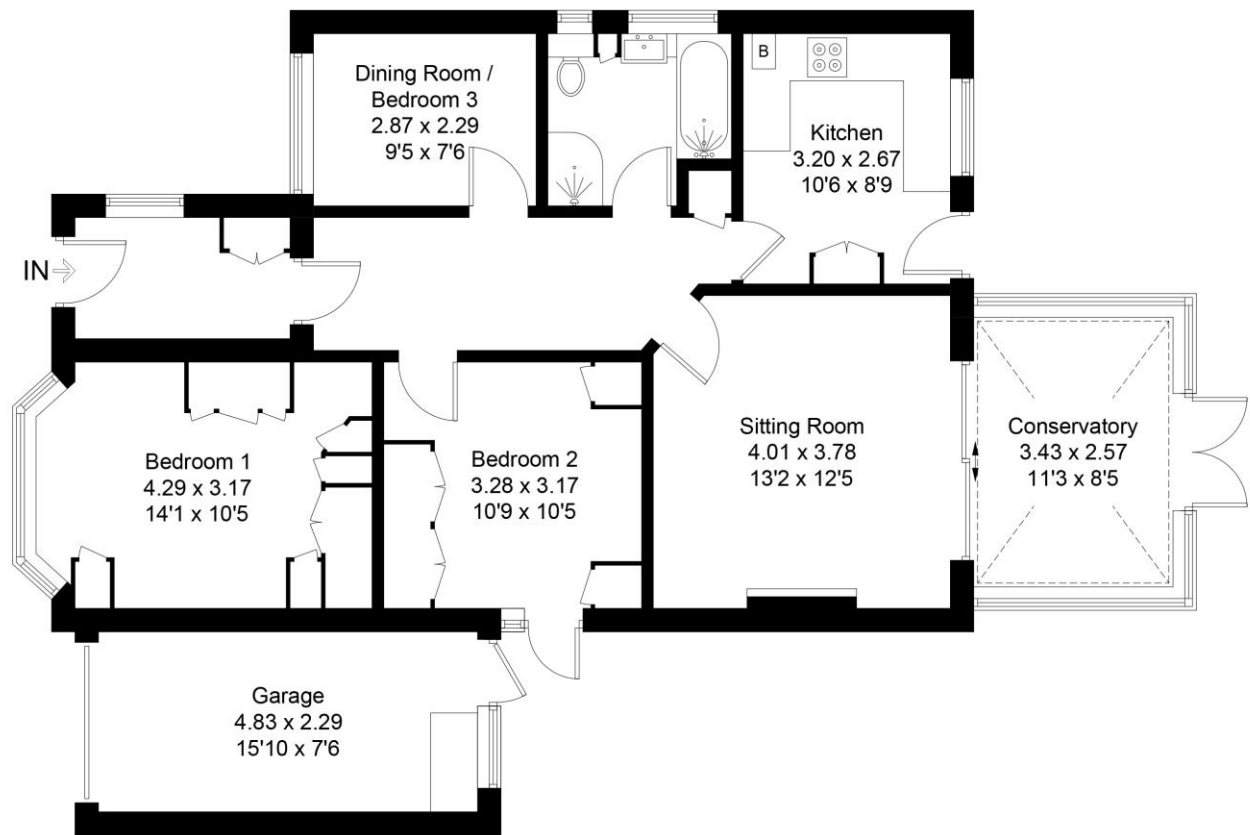
The outer door opens into a large, enclosed entrance porch which opens to a good size entrance hall. Bedroom 3/Dining Room is situated to the front of the property and Bedroom 1, has a range of fitted wardrobes and bay frontage. Bedroom 2, also with fitted storage, has a door to the side and could also be used as a further reception space. The Sitting Room, with fireplace, is situated at the rear of the property and has sliding doors out to the conservatory which has lovely views across the garden and double doors down to the terrace. The kitchen consists of a range of fitted units with space for appliances and pleasant outlook over the rear garden, also with a door to the terrace. The bathroom benefits from a bath and separate shower, including a W.C and wash hand basin.

The pretty rear gardens are mainly laid to lawn with a terrace adjacent to the rear and side of the bungalow and a door to access the garage. There are mature boundaries with shrubs and trees, and a shed for additional garden storage. At the front of the bungalow is a good-sized driveway with parking for several vehicles and access to the garage via the up and over door. We would highly recommend an inspection both inside and out to appreciate the versatility and presentation of the accommodation.



FLOOR PLAN:

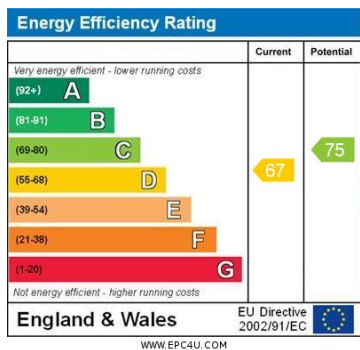
Approximate Gross Internal Area = 86.7 sq m / 933 sq ft
Excluding Garage = 11.3 sq m / 122 sq ft
Total = 98.0 sq m / 1055 sq ft



Ground Floor

Created by **BAY TREE ESTATES** - Telephone **01243 850451**.

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1340833)



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.