



46 Roman Way | Southwick | BN42 4TN

** Video Tour Available ** Harrison Brant are delighted to offer to the market this good size three bedroom family home, enjoying an enviable cul-de-sac setting, close to a good range of local amenities, schools and public transport links. The well planned accommodation is arranged over two floors and comprises a canopy entrance porch, entrance hall, downstairs cloakroom facility, a good size lounge and separate dining room, a fitted kitchen which provides direct access to the property's Westerly facing and secluded rear garden. The first floor provides three good size bedrooms and a family bathroom facility and externally the property enjoys a low maintenance front garden with covered side passageway which leads to a secluded and Westerly aspect rear garden. With a garage in a compound and offered with no onward chain, this property is real must view! EPC rating D58.

£370,000

- Popular location
- Close to local amenities
- Two reception rooms
- Fitted kitchen
- Ground floor cloakroom & upstairs bathroom
- Three good size bedrooms
- Westerly aspect rear garden
- Offered with no onward chain



Property Description

CANOPY ENTRANCE PORCH

Part glazed front door to entrance hall.

ENTRANCE HALL

Window to front aspect, stairs rising to first floor landing with built in under stairs storage cupboard below, radiator and coving.

CLOAKROOM

Window to side aspect, low level WC, wash hand basin with tiled splash back.

LOUNGE

15' 8" into bay approx x 11' 6" approx (4.78m x 3.51m) Bay window to front aspect, feature fireplace with fitted electric fire, radiator and coving.

DINING ROOM

22' 2" approx x 9' 7" approx (6.76m x 2.92m) Glazed sliding patio doors to rear garden, radiator, coving and wall light point.

KITCHEN

9' 4" approx x 7' 3" approx (2.84m x 2.21m) Two windows to rear aspect with part glazed door to rear garden, a range of wall and floor units and drawers with work top space over incorporating a 4 ring electric hob with cooker hood above and electric oven below, wall mounted gas fired boiler and tiled splash backs.

FIRST FLOOR LANDING

Window to side aspect, access to loft space and built in airing cupboard.

BEDROOM 1

15' 1" approx x 11' 7" approx (4.6m x 3.53m) Window to front aspect, a range of fitted and built in wardrobes and radiator.

BEDROOM 2

12' 4" approx x 10' 5" approx (3.76m x 3.18m) Window to rear aspect, built in wardrobe and radiator.

BEDROOM 3

9' 4" approx x 7' 4" approx (2.84m x 2.24m) Window to rear aspect and radiator.

BATHROOM

Window to front aspect, panel enclosed bath with fitted shower over, pedestal wash hand basin, low level WC, part tiled walls and heated towel rail.

OUTSIDE

TO THE FRONT

Laid to lawn with flower & shrub borders, covered pathway leading to rear garden.

TO THE REAR

22' approx x 21' approx (6.71m x 6.4m) Westerly aspect with mature flower & shrub borders, lawn and patio areas and timber built garden shed.



