

10 Roman Avenue, Angmering BN16 4GH £374,950 Freehold



INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Detached House
- En Suite Shower **Bathroom**
- Spacious Lounge/Dining Room
- Ground Floor Cloakroom
 - Popular Bramley Green Location
- West Rear Garden
- Council Tax Band 'D'
- EPC Rating ' C'
- 2 Parking Spaces & Garage

A three bedroom modern detached house with en suite shower room, two allocated off road parking spaces and a garage to the rear.

The property is pleasantly situated within the Bramley Green Development in Angmering and Roman Avenue runs between Rowan Way and Oakwood Drive.

In brief the accommodation comprises: - Entrance hall, ground floor cloakroom, lounge/dining room, kitchen, three bedrooms, en suite shower room/WC and a family bathroom. Outside there is a west facing rear garden, two private parking spaces and a garage.



The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

Room/WC & Family

Ground Floor **First Floor** Approx. 40.1 sq. metres (431.8 sq. feet) Approx. 40.1 sq. metres (431.8 sq. feet) Bedroom 3 Kitchen Landing Bedroom 1 Lounge/Dining Room WC Entrance Bedroom 2 Bathroom Hall /WC En-suite Shower Room

ENTRANCE HALL

CLOAKROOM

KITCHEN

10' 7" x 9' 2" (3.23m x 2.79m)

LOUNGE/DINING ROOM

16' 2" x 15' 8" (4.93m x 4.78m)

BEDROOM 1 12' 4" x 10' 11" (3.76m x 3.33m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2 11' 1" x 9' (3.38m x 2.74m)

BEDROOM 3 8' 7" x 7' (2.62m x 2.13m)

FAMILY BATHROOM/WC

WEST FACING REAR GARDEN

2 ALLOCATED PARKING SPACES

GARAGE

Total area: approx. 80.2 sq. metres (863.6 sq. feet)

Energy Efficiency Rating





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