

FOR SALE



Roman Fields, Bognor Regis  
Asking Price Of £320,000

MARTIN & CO

# Roman Fields, Bognor Regis

Asking Price Of £320,000

**DESCRIPTION** Martin & Co are delighted to bring to the open market this beautifully presented three-bedroom semi-detached house situated within a quiet cul-de-sac location. The accommodation briefly comprises an entrance hallway, spacious living/dining room with sliding patio doors opening to a westerly facing garden. There is a newly fitted integral kitchen and ground floor cloakroom with WC. To the outside there is a front garden mainly laid to lawn with driveway to side leading to the garage. Viewings to the property are highly recommended.

**ENTRANCE HALLWAY** 9' 11" x 3' 5" (3.02m x 1.04m)  
Glazed hardwood front door opening to inner hallway. Wall mounted radiator. Turned staircase leading to front aspect. Doors opening to all principal rooms.

**DOWNSTAIRS WC** 6' 6" x 2' 11" (1.98m x 0.89m) Obscure double-glazed window to front aspect. Low level WC. Wash hand basin with tiled splash back. Wall mounted radiator.

**KITCHEN** 11' 8" x 7' 9" (3.56m x 2.36m) Double glazed window to front aspect. A range of fitted wood effect work top surfaces with matching cupboard units over further cupboard units under. Built in integral washing machine. Built in dishwasher. Built in fridge freezer. Inset induction hob with overhead extractor fan. Built in electric oven with electric grill under. Built in Microwave above electric oven. Single sink unit and drainer with mixer taps over. Built in cupboard housing shelving storage. Further wall mounted cupboard housing gas boiler. Part tiled walls. Overhead cupboard lighting.



**LIVING ROOM** 16' 8" x 14' 8" (5.08m x 4.47m) Double glazed sliding patio doors opening to rear aspect. Further double-glazed window to rear aspect. Wall mounted radiator. Feature fire surround with mantle over hearth under. Inset gas flame effect fire. Wall mounted radiator. Under stairs storage cupboard.

**FIRST FLOOR LANDING** 9' 9" x 3' 3" (2.97m x 0.99m) Doors to all principal rooms. Built in airing cupboard housing water tank and overhead shelving. Overhead loft access.

**BEDROOM ONE** 9' 7" x 11' 2" (2.92m x 3.4m) Double glazed window to front aspect. Built in double wardrobes housing hanging rail and overhead shelving. Wall mounted radiator. Door opening to:

**EN-SUITE SHOWER ROOM** Obscure double-glazed window to front aspect. Low level WC. Pedestal wash hand basin. Built in shower cubicle with wall mounted shower attachment. Part tiled walls.

**BEDROOM TWO** 12' 0" x 8' 1" (3.66m x 2.46m) Double glazed window to rear aspect. Wall mounted radiator.

**BEDROOM THREE** 8' 10" x 6' 2" (2.69m x 1.88m) Double glazed window to rear aspect. Wall mounted radiator.

**FAMILY BATHROOM** 4' 10" x 8' 1" (1.47m x 2.46m) Enclosed panel bath. Hand-held mixer tap/shower attachment. Low level WC. Pedestal wash hand basin. Wall mounted centrally-heated towel rail. Overhead extractor fan.

**REAR GARDEN** Mainly laid to lawn with enclosed panel fencing. Westerly aspect. Side gated access to front aspect. Rear door opening to garage.

**GARAGE & DRIVEWAY** Garage with up and over door. Power & lighting. Driveway offering off road parking for up to two cars.



MARTIN&CO





## Martin & Co Bognor Regis

40 Aldwick Road • Bognor Regis • PO21 2PN  
T: 01243 823000 • E: bognorregis@martinco.com

# 01243 823000

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

