



OFFERS IN THE REGION OF

£400,000

Roman Way

Southwick, BN42 4TN

PROPERTY SUMMARY

Nestled in the charming area of Roman Way, Southwick, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,001 square feet, this property is ideal for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create a warm and homely atmosphere. The well-appointed kitchen is ready for your personal touch, allowing you to craft culinary delights while enjoying views of the garden.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring that daily routines are both efficient and comfortable.

One of the standout features of this property is the south-westerly garden, which is perfect for enjoying sunny afternoons and hosting gatherings with friends and family. Additionally, the garage offers valuable storage space or the potential for a workshop, while parking for one vehicle adds to the convenience of this lovely home.

Built between 1960 and 1969, this house combines classic charm with modern living. Its location in Southwick provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a

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1



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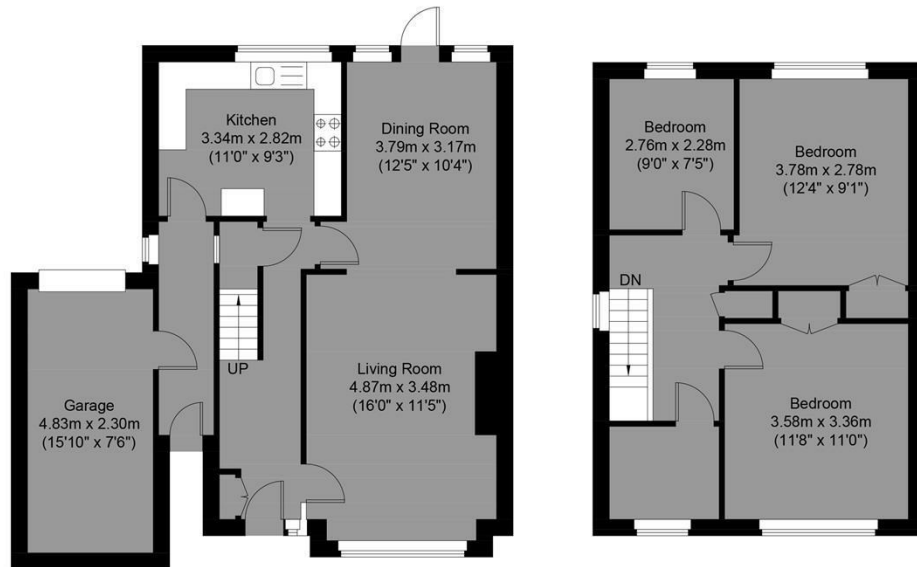








Approximate Gross Internal Area (Including Garage) = 106.46 sq m / 1145.92 sq ft



Roman Way

Ground Floor
Approximate Floor Area
672.31 sq ft (62.46 sq m)



First Floor
Approximate Floor Area
473.61 sq ft (44.0 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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