



10 Roman Avenue, Angmering BN16 4GH
£399,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

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

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.



Ground Floor
Approx. 40.1 sq. metres (431.8 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.8 sq. feet)



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)

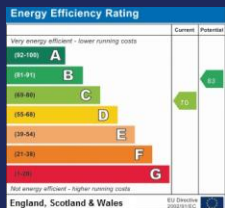
FAMILY BATHROOM/WC

WEST FACING REAR GARDEN

2 ALLOCATED PARKING SPACES

GARAGE

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



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