



3 Roman Avenue, Littlehampton, BN16 4GH

Price £365,000

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Delightful extended three bed terraced house featuring contemporary ground floor extension and DOUBLE GARAGE. Situated on the favoured Bramley Green development in Angmering, the property offers deceptive spacious accommodation and briefly comprises: entrance hall, ground floor cloak room, lounge with double glazed doors leading into dining room, refitted modern kitchen, three bedrooms with master bedroom having en-suite and family bathroom/wc. The property also benefits from gas fire central heating and double glazing. CHAIN FREE Externally there is a delightful and secluded rear garden with personal door leading to detached double width garage.





Double glazed front door leading to:

Entrance Hall

Radiator. Recessed double cloaks cupboard.

Ground Floor Cloak Room

Comprising close coupled wc. Wash hand basin. Radiator.

Luxury Refitted Kitchen

3.20m x 2.79m (10'6 x 9'2)

Refitted modern kitchen comprising of work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Excellent range of base units comprising of cupboards and doors. Integrated dishwasher. Integrated fridge and freezer. Integrated washing machine. Fitted oven with five ring induction hob above and chimney style extractor cooker hood. Matching range of eye level units also concealing gas fired boiler. Double glazed window. Radiator. Recessed ceiling spotlighting.

Lounge

4.93m x 4.75m (16'2 x 15'7)

Radiator. Understairs storage cupboard. Double glazed



window and double glazed sliding patio doors leading through to:

Dining Room

4.67m x 2.90m (15'4 x 9'6)

Radiator. Double glazed window and orangery style skylight. Double glazed sliding patio doors leading out to garden.

First Floor Landing

Radiator. Shelved linen cupboard housing lagged hot water tank with immersion.

Bedroom One

3.73m x 3.28m (12'3 x 10'9)

Fitted wardrobes with hanging space and storage. Radiator. Double glazed window. Door through to:

En-Suite Bathroom/WC

Step in fully tiled shower cubicle with glazed shower screen and shower unit. Close coupled w/c. Pedestal wash hand basin. Shaver point. Double glazed window. Radiator.



Bedroom Two

3.51m x 2.79m (11'6 x 9'2)

Radiator. Double glazed window.

Bedroom Three

2.59m x 2.41m (8'6 x 7'11)

Radiator. Double glazed window

Bathroom/WC

Fully tiled. Modern suite comprising panelled bath with mixer taps/ shower attachment. Independent "Mira" shower unit. Vanity unit with wash hand basin and cupboard under Shaver point. Vertical chrome radiator. Extractor.

OUTSIDE

Delightful Secluded Rear Garden

Well secluded with 6ft fencing. Easy to maintain. Full width composite decking. Astro turf. Outside lighting. Personal door leading through to:

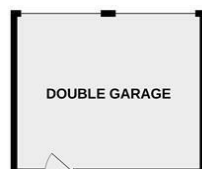
Double Width Garage

5.33m x 4.95m (17'6 x 16'3)

Two single electric up and over doors. Power. Recessed ceiling spotlighting.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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