

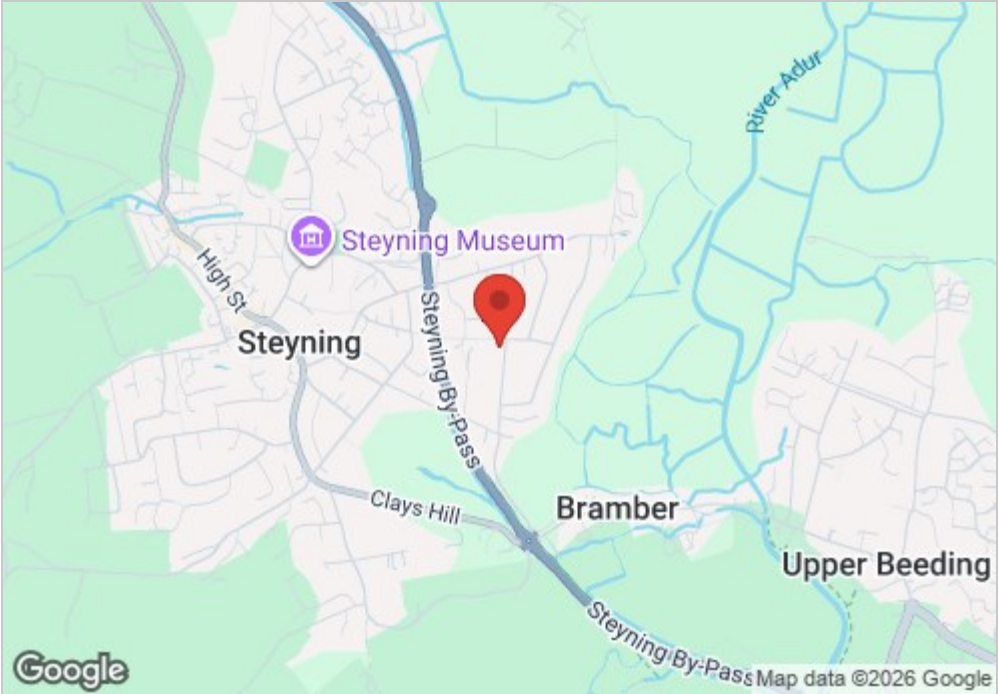


22 Roman Road  
Steyning, BN44 3FN  
£2,300 Per month

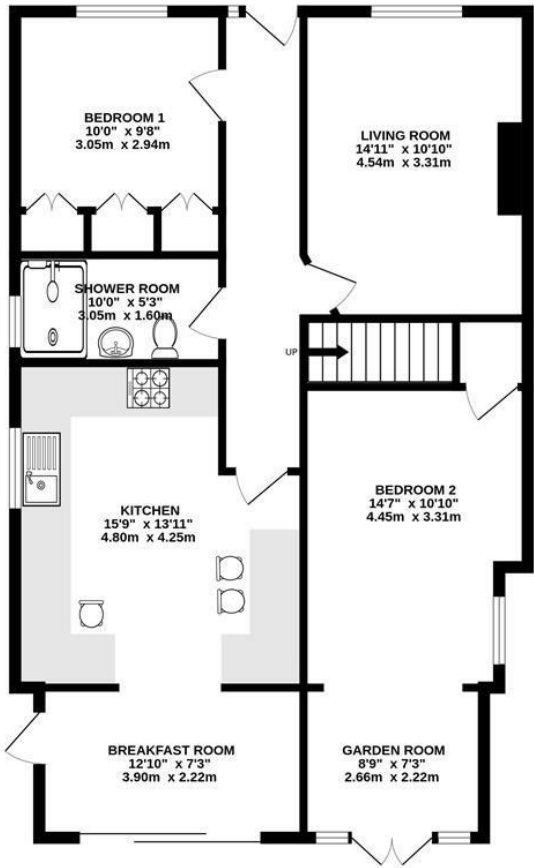


- 3 double bedrooms
  - Unfurnished
  - Being redecorated throughout
  - 2 reception rooms
  - Newly carpeted throughout
- Additional office/study space
  - Long term
  - EPC = D
  - Garage is not included
  - Open day Saturday 10th October 2026

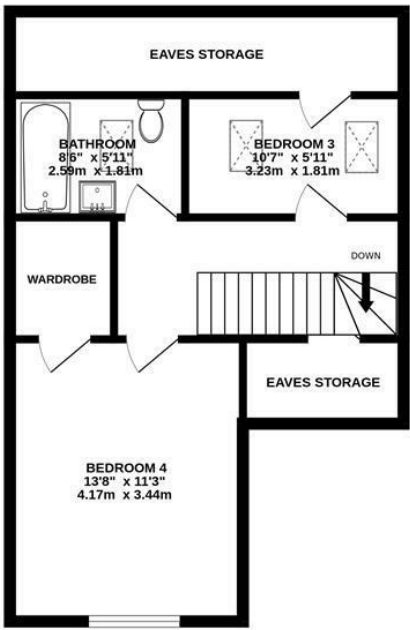
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



SEMI DETACHED HOUSE  
TOTAL FLOOR AREA: 1446 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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