



PEAR
PROPERTIES

21 Roman Walk, Sompting
Lancing

Offers Over £350,000



21 Roman Walk

Sompting, Lancing

This 3-bed end of terrace house features dual aspect living/dining room, modern kitchen, large gardens, fitted bathroom (with separate WC), garage, and a friendly community vibe. Enjoy the enchanting south-facing wraparound garden and garage for storage. Ideal for those seeking a peaceful retreat in a tranquil setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom End Of Terrace House
- Dual Aspect Living / Dining Room
- Large Extended Gardens To Front & Rear - A Dream For Keen Gardeners!
- Fitted Bathroom With Separate WC
- Excellently Presented Throughout
- Garage In Compound
- Modern Fitted Kitchen
- Quiet Location With Friendly Community
- Please Take A Look At Our Virtual Tour & Walk Through Video



Living Room & Dining Room

27' 9" x 10' 11" (8.45m x 3.32m)

A large living space with bay window to the front and access to the garden via south facing patio doors

Kitchen

8' 0" x 8' 11" (2.45m x 2.72m)

Fitted kitchen with a range of wall and base units, space for appliances and door leading to garden

Bedroom One

10' 2" x 13' 0" (3.09m x 3.96m)

Spacious double bedroom with large built in wardrobes

Bedroom Two

8' 11" x 11' 11" (2.71m x 3.62m)

Good sized double bedroom with window overlooking rear garden

Bedroom Three

6' 8" x 9' 10" (2.04m x 3.00m)

Single bedroom overlooking front garden

Bathroom

4' 11" x 5' 7" (1.51m x 1.69m)

Fully tiled modern bathroom, comprising bath with over bath electric shower, hand wash basin and heated towel rail

WC

4' 10" x 2' 9" (1.48m x 0.84m)

Fully tiled separate WC with window, located next to bathroom



GARDEN

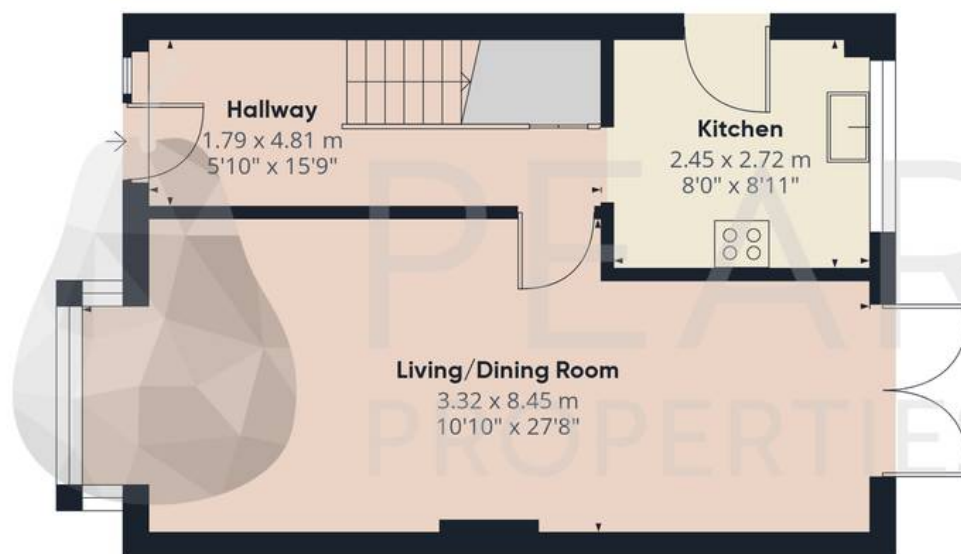
Large south facing wraparound garden

GARAGE

Single Garage

Garage located in compound



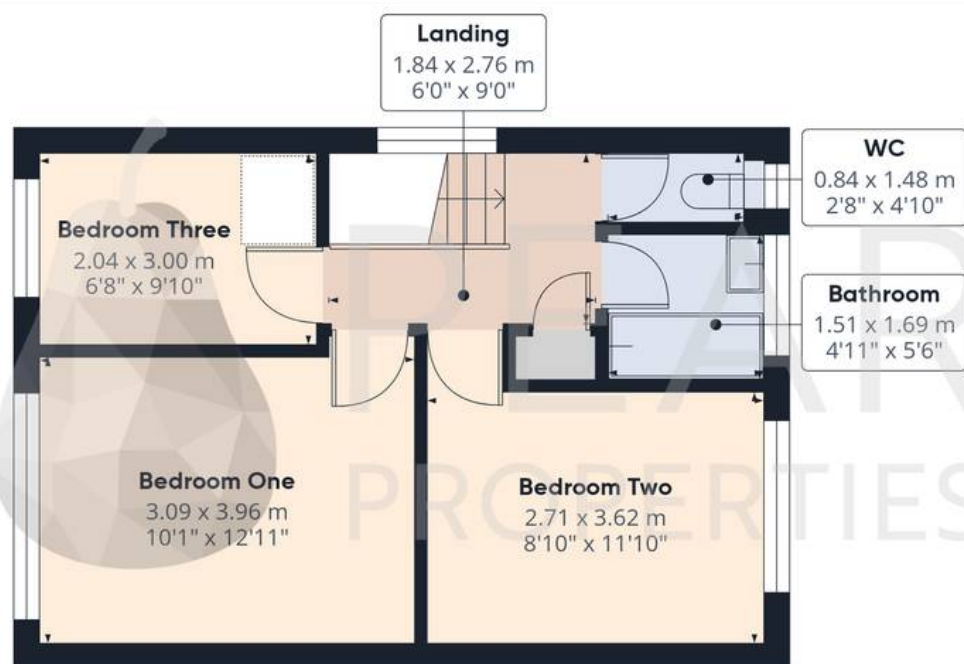


Ground Floor

Approximate total area⁽¹⁾

78.3 m²

843 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk