



PEAR  
PROPERTIES



Roman Walk, Sompting

Offers Over £325,000



## Roman Walk

### Sompting

Well presented four bedroom mid-terrace with open plan living, conservatory, modern kitchen, south facing low maintenance garden, garage, and quiet location. Ideal for families.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedroom Mid Terraced House
- Spacious Open Living Through Dining Room
- Conservatory
- Fitted Kitchen
- Modern Refitted Shower Room
- South Facing Low Maintenance Rear Garden
- Garage In Nearby Compound
- Quiet Walk Approach/Position
- Please Take A Look At The Virtual Tour



#### **Porch**

4' 6" x 2' 2" (1.38m x 0.67m)

Double glazed front door leading in the entrance porch with further double glazed front door in to hallway.

#### **Hallway**

7' 10" x 4' 6" (2.39m x 1.38m)

Welcoming entrance hallway with stairs leading to first floor and door in to living room.

#### **Living/Dining Room**

26' 5" x 12' 10" (8.06m x 3.92m)

A spacious open living through dining room with large double glazed window to the front, feature fireplace, understairs cupboard, dining area with sliding doors in to conservatory and door in to kitchen.

#### **Conservatory**

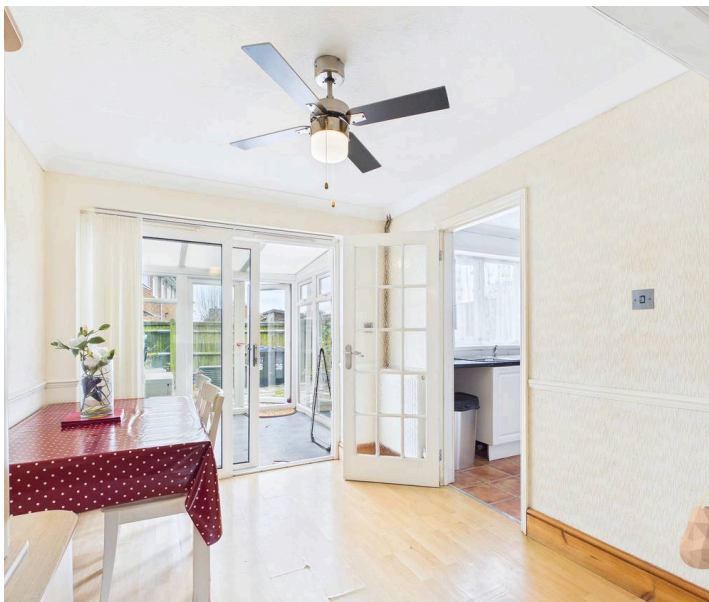
8' 2" x 8' 2" (2.50m x 2.50m)

Conservatory with views of the garden and double glazed patio doors leading outside.

#### **Kitchen**

9' 0" x 7' 2" (2.75m x 2.18m)

A range of white wall and base units and drawers, space for appliances, sink drainer unit, boiler.



#### **Landing**

11' 5" x 6' 4" (3.47m x 1.93m)

#### **Bedroom 1**

13' 4" x 9' 8" (4.06m x 2.94m)

A good size double bedroom.

#### **Bedroom 2**

12' 11" x 8' 2" (3.93m x 2.49m)

A further good size double bedroom.

#### **Bedroom 3**

8' 1" x 6' 4" (2.46m x 1.94m)

Single bedroom.

#### **Bathroom**

7' 11" x 5' 7" (2.41m x 1.69m)

A modern fitted shower room comprising walk in shower

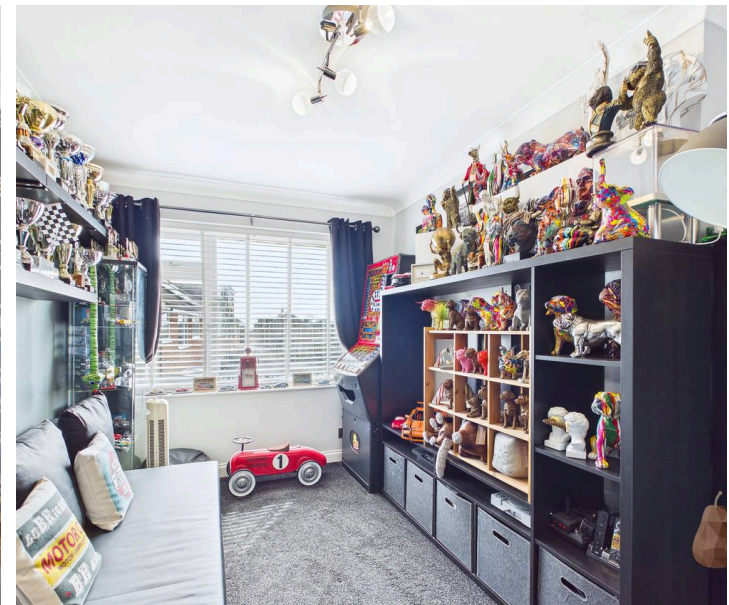
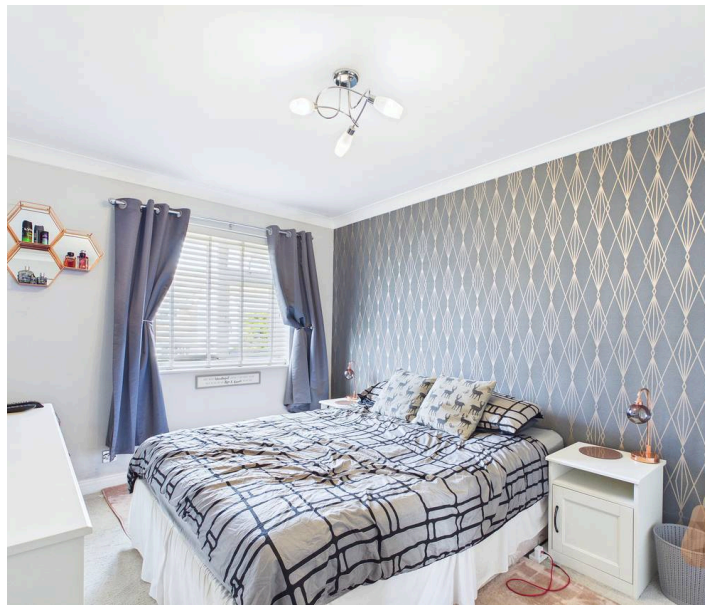
## GARDEN

South facing rear garden being laid to paving and enclosed with fencing, gate giving rear access.

## GARAGE EN BLOC

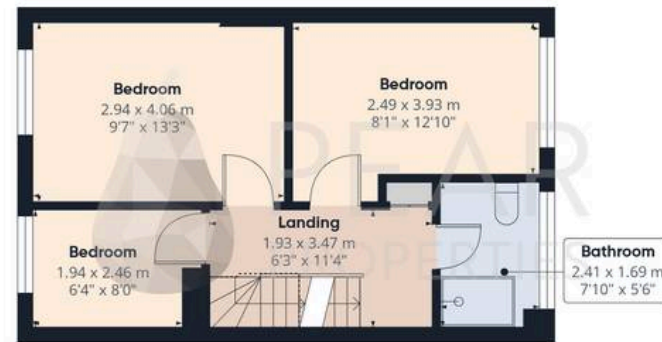
1 Parking Space

Garage located in nearby compound.

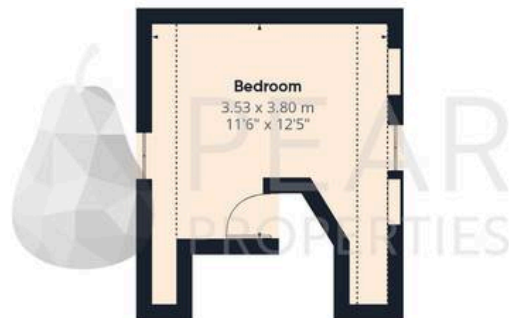




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

95.7 m<sup>2</sup>  
1031 ft<sup>2</sup>

**Reduced headroom**

3.9 m<sup>2</sup>  
42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



## Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · [hello@pearproperties.uk](mailto:hello@pearproperties.uk) · [pearproperties.uk](http://pearproperties.uk)