



## 8 Roman Avenue, Angmering - BN16 4GH

£675,000 | Freehold

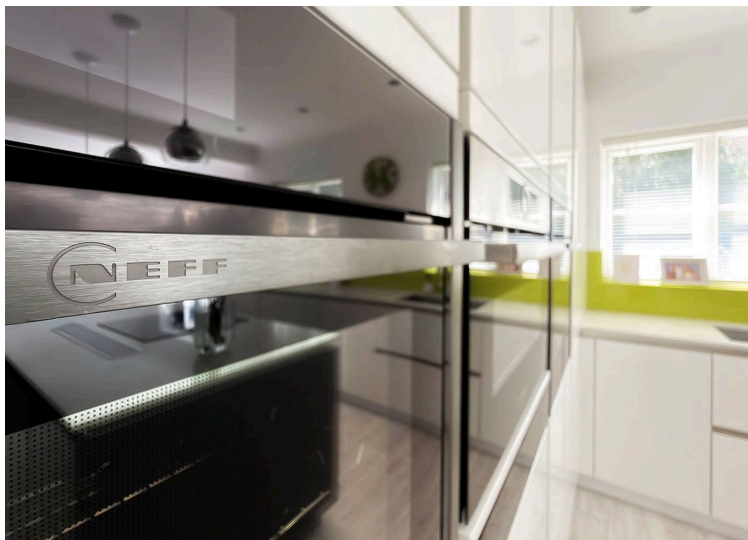
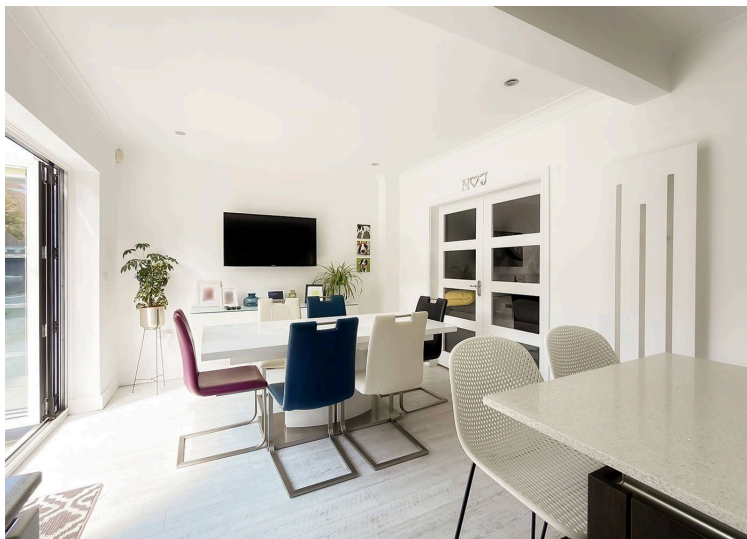
Exceptional detached family home occupying one of the most commanding plots on the sought-after Bramley Green development with beautifully landscaped wrap-around gardens. • Presented to an impeccable, move-straight-in standard throughout, offering luxurious, turnkey accommodation that is quite simply in a league of its own. • Stunning open-plan kitchen/dining room featuring a statement central island, Bosch & Neff integrated appliances, bi-folding doors and a separate utility room. • Elegant dual-aspect living room with a feature log-burning stove - the perfect space to relax all year round. • Five versatile bedrooms arranged over three floors, including a luxurious principal suite with fitted wardrobes and en-suite, plus a flexible dressing room/home office/nursery. • Superb top-floor guest or teenager suite with two bedrooms and a contemporary shower room, offering an independent, penthouse-style living space. • Exquisitely landscaped gardens boasting a porcelain entertaining terrace, composite decked seating area and ambient evening lighting. • Detached double garage with electric roller door, driveway parking for two vehicles plus an additional allocated parking space



Occupying one of the most commanding plots on the Bramley Green development, this exceptional detached family residence is quite simply in a league of its own. Surrounded by beautifully landscaped gardens that wrap gracefully around almost the entire property, it offers an unrivalled sense of space, privacy and presence. Immaculately presented throughout, every room has been thoughtfully designed and impeccably finished, creating a home that is ready to move straight into without compromise.

The heart of the home is the stunning open-plan kitchen and dining room, expertly appointed with a substantial central island incorporating an induction hob with concealed extractor. An excellent range of Bosch and Neff integrated appliances including double ovens, microwave, warming drawer and dishwasher, together with a separate utility room all add to the luxurious feel.

Designed with modern family living and entertaining in mind, the generous dining area flows effortlessly through bi-folding doors onto the exquisitely landscaped gardens, creating an outstanding indoor-outdoor lifestyle. Equally impressive is the elegant living room, where a feature log-burning stove creates a wonderfully cosy retreat during the winter months. The first floor is centred around the luxurious principal bedroom, complete with extensive fitted wardrobes and a contemporary en-suite shower room.



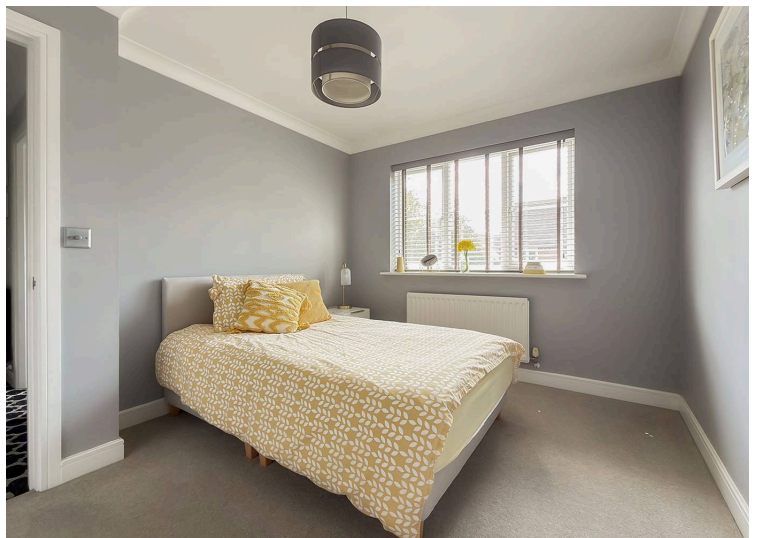
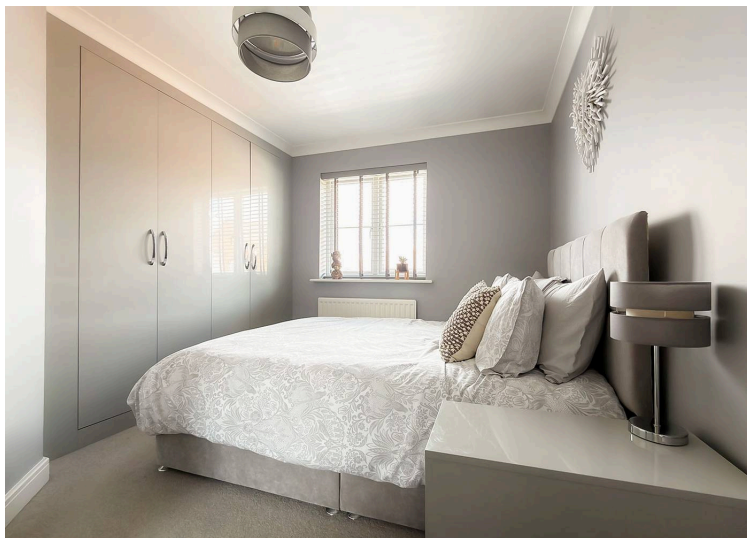


Two further generous double bedrooms provide superb guest accommodation, whilst the fifth bedroom is currently arranged as a stylish dressing room but would equally serve as an ideal nursery, home office or study. Rising to the second floor reveals an incredibly versatile suite of rooms that enjoys an almost penthouse-like feel, offering superb independence for older children, multi-generational living or visiting guests. Here you'll find a spacious double bedroom, a further well-proportioned bedroom and a modern shower room, creating a private sanctuary away from the main family accommodation.

Outside, the gardens are every bit as impressive as the home itself. Beautifully landscaped with an emphasis on effortless maintenance, they offer a series of thoughtfully designed spaces to enjoy throughout the day, from the expansive porcelain patio ideal for al fresco dining to the composite decked seating area, perfectly complemented by ambient evening lighting. Completing this outstanding home is a detached double garage with an electric roller door, driveway parking for two vehicles directly in front, together with a valuable third allocated parking space nearby. A truly remarkable home that combines exceptional presentation, remarkable versatility and one of the finest plots available, offering a lifestyle that is every bit as special as its setting.

Council Tax band: F

Tenure: Freehold





**Kitchen/Diner**

24' 5" x 12' 0" (7.44m x 3.66m)

**Living Room**

17' 0" x 11' 11" (5.18m x 3.63m)

**Master Bedroom**

13' 10" x 11' 11" (4.22m x 3.63m)

**Bedroom**

12' 7" x 12' 6" (3.84m x 3.81m)

**Bedroom**

11' 3" x 9' 6" (3.43m x 2.90m)

**Bedroom / Dressing Room**

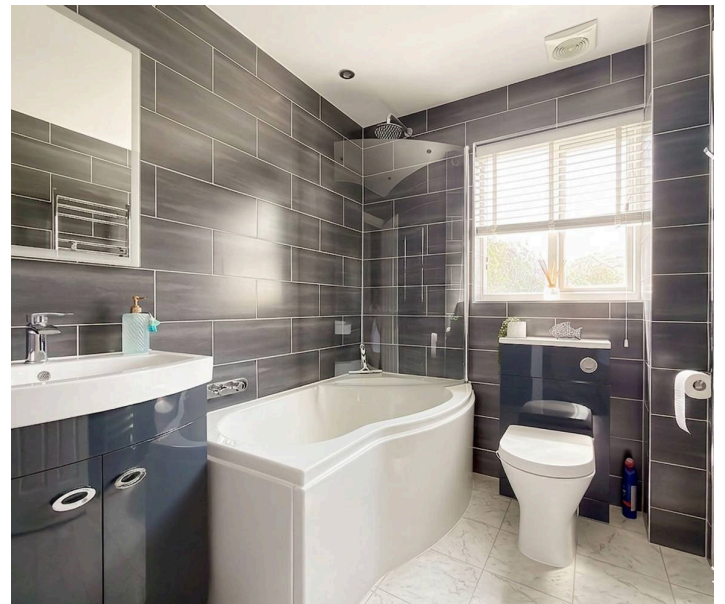
8' 7" x 7' 7" (2.62m x 2.31m)

**Bedroom**

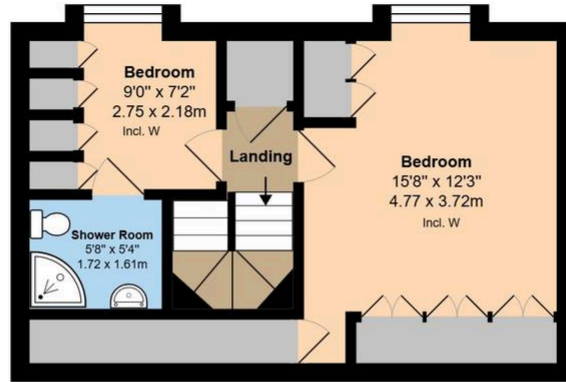
15' 8" x 12' 3" (4.78m x 3.73m)

**Bedroom / Study**

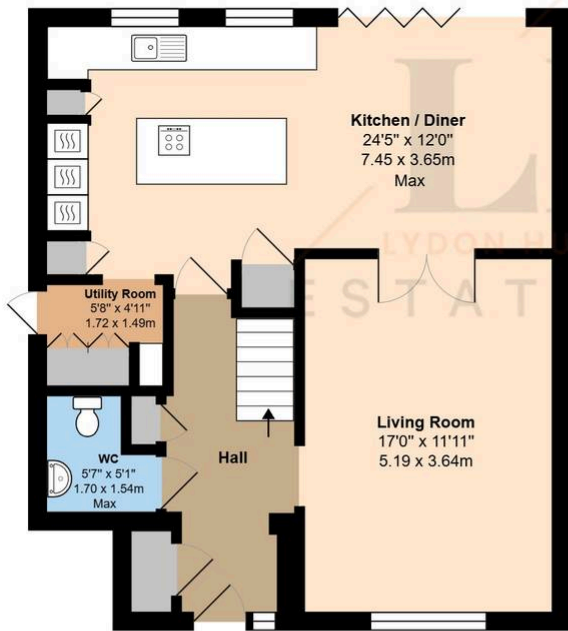
9' 0" x 7' 2" (2.74m x 2.18m)



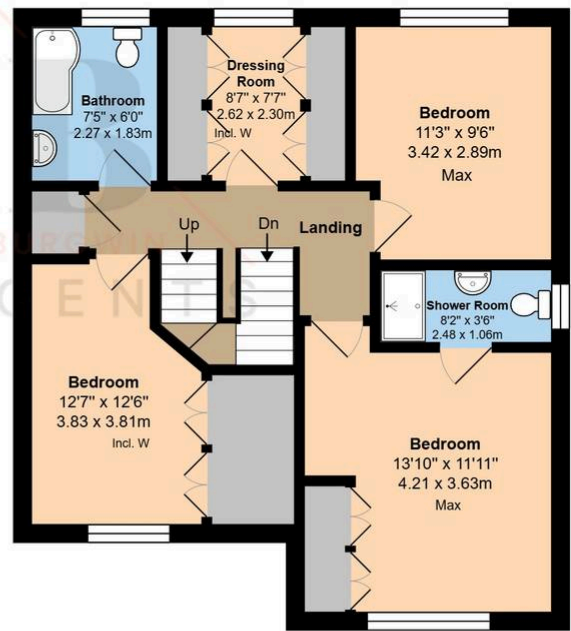




Second Floor



Ground Floor



First Floor

Total Area: 1727 ft<sup>2</sup> ... 160.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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