



Roman Road, Southwick
£479,950



Property Type: Semi-Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Off-Road Parking
- Modern Kitchen / Breakfast Room
- Conservatory
- Good Size Landscaped Rear Garden
- Local Shops And Southwick Green Is Within Walking Distance
- Modern Bathroom
- Southwick Station Is Close By
- Scope To Extend (STNPC)
- Good School Catchment Area
- Inspection Advised

We are delighted to offer for sale this well presented three bedroom semi detached bungalow situated within this popular residential location.



Conveniently situated just off Southwick Street with comprehensive shopping facilities available nearby in Southwick Square with Southwick Railway Station just a little further South. Access to Southwick beach is just over the lock gates from the A259, Holmbush Shopping Centre which includes Tesco, M&S and Next is approximately 1 mile to the West.



EXPOSED PORCH Pvcu double glazed front door, through to:-

SPACIOUS ENTRANCE HALL Comprising LVT flooring, school radiator, loft hatch access.

DUAL ASPECT MODERN KITCHEN / BREAKFAST ROOM South and East. Comprising pvcu double glazed double doors leading to conservatory, pvcu double glazed windows with fitted blinds, solid oak work surfaces with cupboards below and matching eye level cupboards, inset four ring induction hob with contemporary extractor fan over, inset stainless steel single drainer sink unit with mixer tap, matching cupboard housing wall mounted combination Worcester boiler, matching integrated appliances include oven/cooker, microwave, dishwasher, washing machine. Space and provision for fridge/freezer, radiator, LVT flooring, sunken spotlights, coving, pvcu double glazed double doors through to:-

CONSERVATORY North, East and South aspect. Comprising pvcu double glazed windows, pvcu double glazed double doors leading out onto good sized rear garden, tiled flooring, wall mounted ladder style radiator, wall mounted light.

LOUNGE East aspect. Comprising pvcu double glazed double doors leading out onto good sized rear garden, feature fireplace with inset coal effect gas fire with granite hearth, ladder style wall mounted radiator, coving, integrated side board with cupboard under.

BEDROOM ONE West aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, feature fireplace with tiled inserts and granite hearth, fitted wardrobe with hanging rail and shelving, coving, radiator.

BEDROOM TWO West aspect. Comprising pvcu double glazed bay window with fitted shutter blind, wall mounted school radiator, cladding.

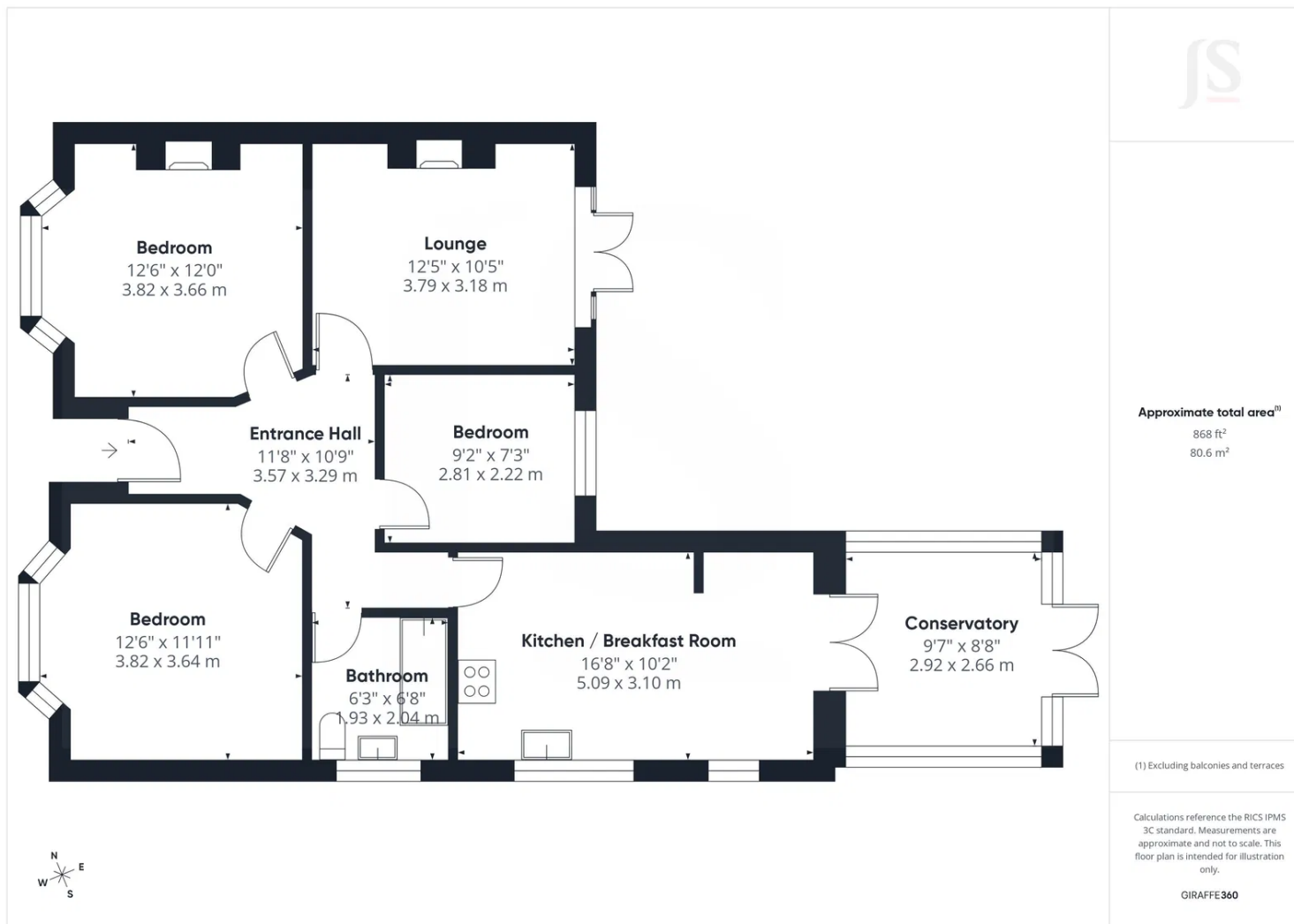
BEDROOM THREE East aspect. Comprising pvcu double glazed window with fitted blind, radiator, picture rail.

MODERN BATHROOM South aspect. Comprising panel enclosed bath, hand wash basin with vanity unit below, low flush wc, wall mounted heated towel rail, part tiled walls, sunken spotlights, extractor fan, LVT flooring.

FRONT GARDEN Large block paved area affording off-road parking for approximately 3+ vehicles, gate to side access, dwarf wall and fence enclosed.

SUN TRAP REAR GARDEN Large paved area with pergola onto large lawned area having various mature shrub, tree and plant borders, palm trees, external power points, outside tap, two timber built sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.