



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Roman Avenue,  
Angmering, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



## Main features

- Lovely family home on sought after Bramley Green
- Home office (former garage) with power and light
- Attractive landscaped rear garden
- Electric car charging point
- Close to good schooling for all ages

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen/Breakfast Room: 11'3 x 9'6 (3.43m x 2.90m)  
Lounge: 16'4 x 15'9 (4.98m x 4.80m)

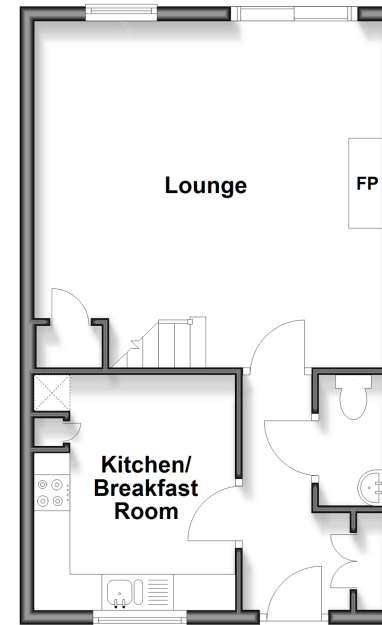
### FIRST FLOOR

Landing  
Bedroom 1: 12'3 x 11'3 (3.74m x 3.43m)  
En-suite Shower Room  
Bedroom 2: 10'11 x 9'2 (3.33m x 2.80m)  
Bedroom 3: 8'9 x 7'1 (2.67m x 2.16m)  
Family Bathroom

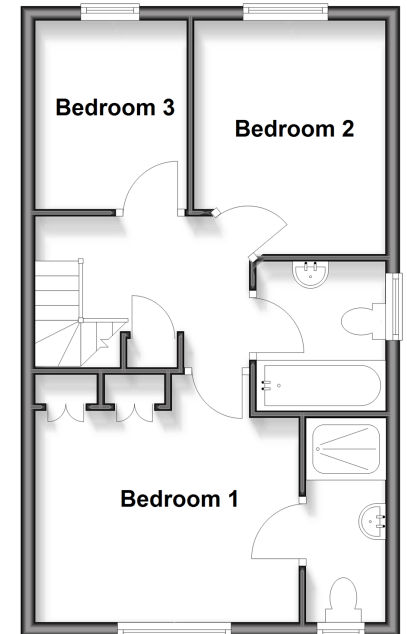
### OUTSIDE

Front Garden  
Rear Garden  
Off Road Parking  
Storage/Office former garage

**Ground Floor**  
Approx. 40.1 sq. metres (431.5 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (440.1 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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