



PEAR  
PROPERTIES



Roman Walk, Sompting

Lancing

£325,000



## Roman Walk

Sompting, Lancing

Chain-free three bedroom semi with spacious living room, dining room, conservatory, large rear garden, garage, and potential to modernise. Ideal family home with versatile living space.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi Detached House
- Garage in Compound
- Spacious Living Room & Separate Dining Room
- Conservatory
- Fitted Kitchen
- Walk- In Shower Room
- Please Take A Look At Our Virtual Tour
- Chain Free
- Spacious Rear Garden



#### **Porch**

6' 8" x 2' 6" (2.02m x 0.76m)

Double glazed front door in to porch, further front door in to entrance hall.

#### **Entrance Hall**

16' 7" x 6' 5" (5.06m x 1.96m)

Spacious entrance hall with wood effect laminate flooring, stairs leading to first floor.

#### **Kitchen**

9' 4" x 7' 9" (2.84m x 2.37m)

Fitted kitchen with a range of wall and base units, integrated oven/hob, and door leading to rear garden.

#### **Living Room**

13' 3" x 11' 1" (4.04m x 3.37m)

Spacious and bright living room with feature fireplace, arch opening in to dining room.

#### **Dining Room**

12' 9" x 9' 7" (3.89m x 2.93m)

Dining room with double patio doors opening in to conservatory.

#### **Conservatory**

9' 2" x 8' 7" (2.80m x 2.61m)

Bright conservatory overlooking the rear garden, double patio doors leading outside.

#### **Bedroom One**

13' 5" x 11' 2" (4.08m x 3.41m)

South facing spacious double bedroom.

#### **Bedroom Two**

12' 10" x 9' 5" (3.91m x 2.88m)

Good sized double bedroom overlooking rear garden.

#### **Bedroom Three**

8' 8" x 6' 7" (2.64m x 2.00m)

South facing single bedroom.

#### **Bathroom**

8' 3" x 5' 6" (2.51m x 1.68m)

Fully tiled shower room, comprising walk in shower, WC



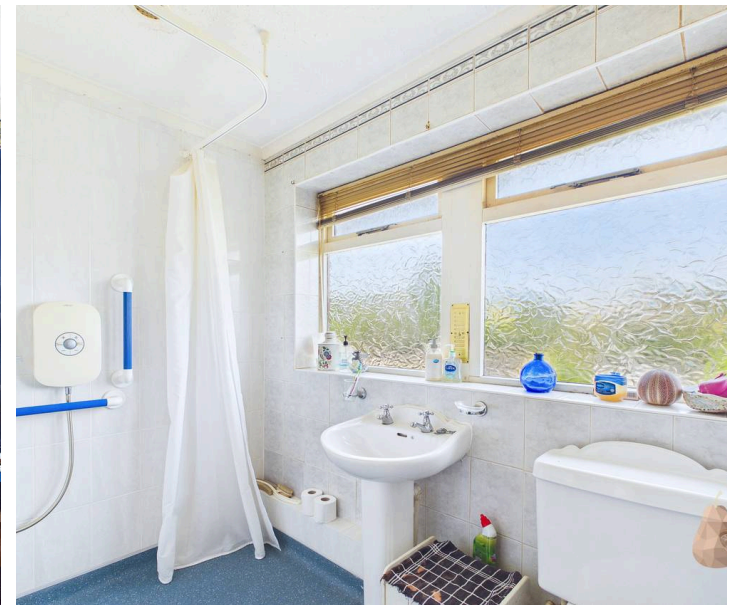
## GARDEN

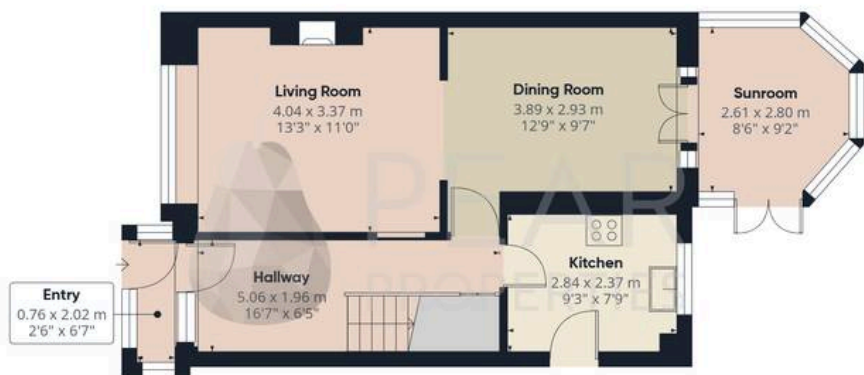
Larger than usual garden for this location, being laid to patio with mature shrub and tree borders. Rear gate leading to garage compound.

## GARAGE

Single Garage

Garage located in compound





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

105.5 m<sup>2</sup>

1135 ft<sup>2</sup>

(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.

GIRAFFE360



# Pear Properties

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