



37 Roman Avenue, Angmering BN16 4GH
£399,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

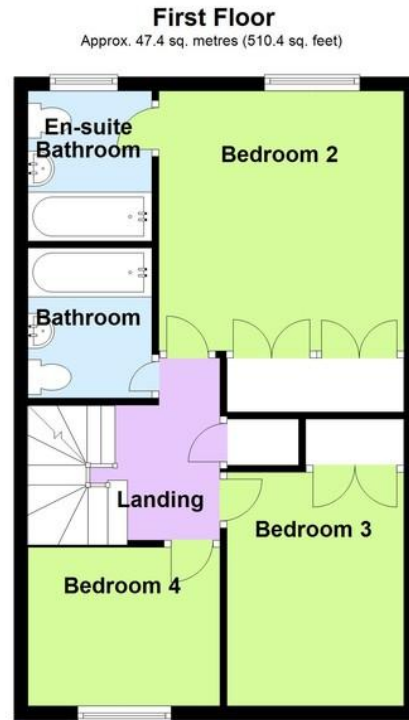
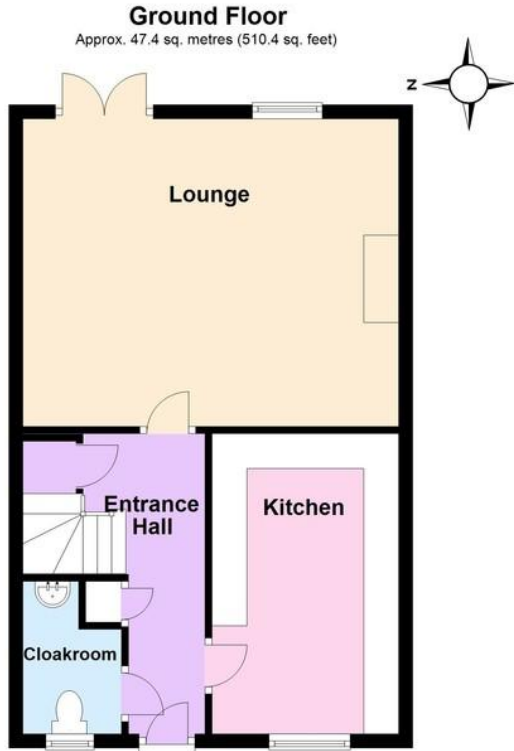
INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Storey House**
- **4 Bedrooms**
- **Large Master Suite on Top Floor**
- **2 En Suites**
- **17'8 x 14'6 Lounge**
- **Ground Floor Cloakroom**
- **Driveway and Garage**
- **Excellent Condition**
- **EPC Rating - 'C'**

A modern and immaculately presented four bedroom three storey house situated in the popular Bramley Green development. The property is offered for sale in excellent decorative order and internal viewing is recommended to fully appreciate the accommodation which has been improved in recent years to incorporate a master suite on the top floor with a 20' bedroom and good size en suite shower room. There is another en suite to the largest of the three bedrooms on the first floor as well as a family bathroom, whilst to the ground floor the property has a very pleasant kitchen, a large reception room overlooking the garden and a ground floor WC. The rear garden itself has been well maintained and includes a small raised deck behind the garage which offers a pleasant seating area or space for a small hot tub which is what the current owner use it for and there is a private drive to the garage.

The property is situated in Roman Avenue which can be found on the Bramley Green development and runs between Oakwood Drive and Rowan Way. Local shops and amenities can be found either in Angmering Village itself or within 2 miles in Rustington. Angmering mainline railway station and local schools for all ages are all within easy reach.





Total area: approx. 129.6 sq. metres (1394.9 sq. feet)

ENTRANCE HALL

CLOAKROOM

KITCHEN

14' x 8' 9" (4.27m x 2.67m)

LOUNGE

17' 8" x 14' 6" (5.38m x 4.42m)

BEDROOM 2

12' 3" x 11' 8" (3.73m x 3.56m)

EN SUITE BATHROOM

BEDROOM 3

11' x 8' 2" (3.35m x 2.49m)

BEDROOM 4

9' x 7' 5" (2.74m x 2.26m)

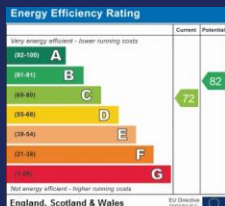
BATHROOM

BEDROOM 1

20' x 11' 8" (6.1m x 3.56m)
maximum plus window recess. Of irregular shape

GARAGE

GARDENS



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