



21 Roman Walk

, Sompting, BN15 0DF

Guide price £375,000

Freehold Council Tax Band C

On the market for the first time in over 40 years, this extremely well presented end of terrace family home. The house benefits from larger than average gardens, is situated in a quiet walkway and benefits from having a garage.

Internally the accommodation comprises entrance hall, double aspect sitting/dining room which runs the entire length of the house with French doors opening on to the rear garden, there is also a modern fitted kitchen with views over the rear garden and a door to the side gardens. On the first floor there are three good size bedrooms, modern family bathroom and separate WC. The house benefits from double glazing and gas central heating.

A particular feature of the house are the wonderful mature gardens located on three sides of the house. The front garden has a block paved path with feature arches leading to the covered entrance porch. To either side of the path are two lawned areas boasting a plethora of mature flowers and trees, with mature hedgerow borders.

The rear garden is also incredibly well stocked with flowers and shrubs with a terrace adjoining the rear elevation of the house. There is also a greenhouse with heating, outside tap and lighting. To the side of the house is a raised area with planting area and garden shed.

The garage is situated in a nearby compound with vehicular access via Dankton Gardens. There is a footpath from the garage to the house.

Viewing comes highly recommended to fully appreciate this wonderful family home and delightful gardens.

Entrance hall





Sitting/dining room
27'4 max x 10'6 reducing to 8'5
(8.33m max x 3.20m reducing to 2.57m)

Kitchen
8'6 x 7'8 (2.59m x 2.34m)

Bedroom 1
12'8 x 9'10 (3.86m x 3.00m)



Bedroom 2
11'6 x 10'5 reducing to 8'6
(3.51m x 3.18m reducing to 2.59m)

Bedroom 3
9'6 x 6'4 (2.90m x 1.93m)

Bathroom

Separate WC

Gardens to three sides

Garage in nearby compound



Floor Plan



Viewing

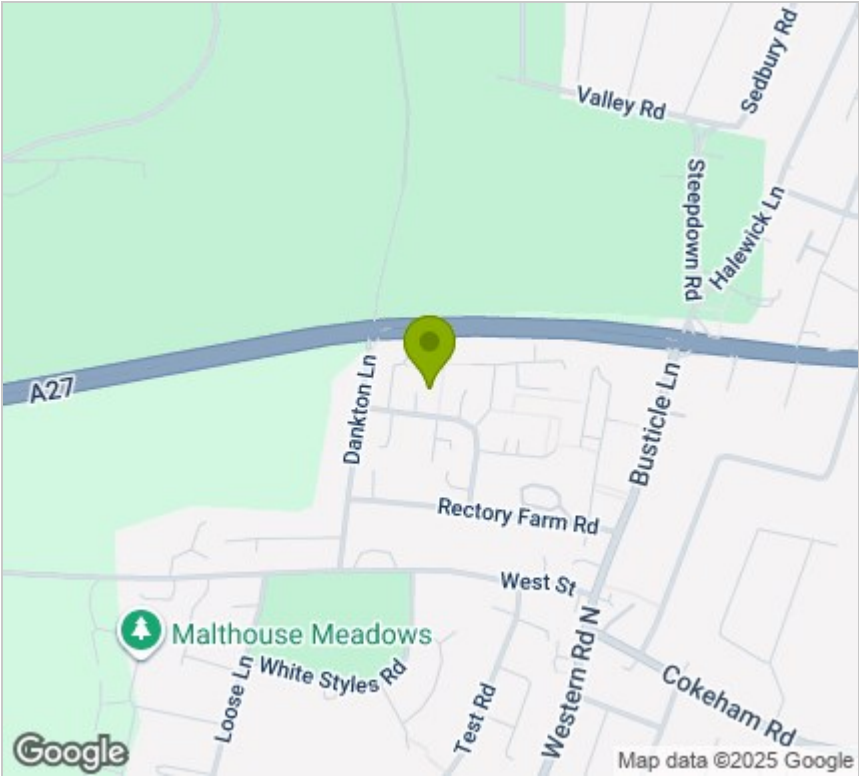
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Area Map



Energy Efficiency Graph

