Pendennis Roman Crescent | | Southwick | BN42 4TY

WARWICK BAKER
ESTATE AGENT

## Pendennis Roman Crescent | | Southwick | BN42 4TY

## Price Range £950,000

*** £950,000 - £1,000,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED PROPERTY SITUATED ON A GENEROUS PLOT ON A PRIVATE ROAD, ROMAN CRESCENT.

IMMACULATELY PRESENTED AND OFFERED WITH NO CHAIN, THE PROPERTY HAS SPACIOUS LIVING ACCOMMODATION ON THE GROUND FLOOR, INCLUDING A 21'5 KITCHEN / DINING ROOM, AND A 17'1 LIVING ROOM WITH PATIO DOORS LEADING OUT ONTO A VERY SECLUDED AND SOUTHERLY ASPECT REAR GARDENS. UPSTAIRS THERE ARE THREE GENEROUSLY SIZED BEDROOMS, MASTER WITH AN EN SUITE AND A JULIET STYLE BALCONY WITH STUNNING VIEWS OF THE GARDENS.

PLEASE CALL NOW TO VIEW - 01273 461144

- DETACHED HOUSE
- 21'5 KITCHEN DINING ROOM
- CALL TO VIEW
- STUNNING REAR GARDENS
- IMMACULATE CONDITION
- 01273 461144
- QUIET SECLUDED LOCATION
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- 17'1 LIVING ROOM

## ENTRANCE HALL
Double glazed door to front, doors giving access to all rooms.

## KITCHEN DINING ROOM
**21'5 x 16'8 (6.53m x 5.08m)**
Modern, extensive range of wall and base level units, wood effect work surfaces, inset gas hob, eye level double oven, inset sink unit, integrated appliances, breakfast bar area. Double glazed front aspect windows, double glazed French doors leading out onto the rear garden, door to

## RECEPTION ROOM
**16'10 x 11'11 (5.13m x 3.63m)**
Feature fire place, stairs rising to the First Floor Landing, doors to Living Room and Entrance Hall, double glazed door leading out onto the rear garden.

## LIVING ROOM
**17'1 x 15'1 (5.21m x 4.60m)**
Double glazed side aspect windows, double glazed patio doors leading out onto the rear garden.

## CLOAKROOM
Matching suite, comprising low level W.C, wash hand basin, storage cupboard, double glazed side aspect window.

## FIRST FLOOR LANDING
Half galleried landing, doors giving access to all rooms, double glazed rear aspect windows.

## MASTER BEDROOM
**15'4 x 13'4 (4.67m x 4.06m)**
Double glazed side aspect windows, fitted wardrobes, double glazed French doors with Juliet style balcony and stunning views over the rear gardens, door to

## EN SUITE
Matching suite, walk in shower cubicle, low level W.C, wash hand basin, Velux style window.

## BEDROOM 2
**17'2 x 10'11 (5.23m x 3.33m)**
Double glazed front aspect windows,

## BEDROOM 3
**21'7 x 13'2 (6.58m x 4.01m)**
Double glazed side and rear aspect windows, eaves storage.

## BATHROOM
Matching suite, roll top claw foot bath, pedestal wash hand basin, low level W.C, walk in shower cubicle, double glazed front aspect windows.

## OUTSIDE

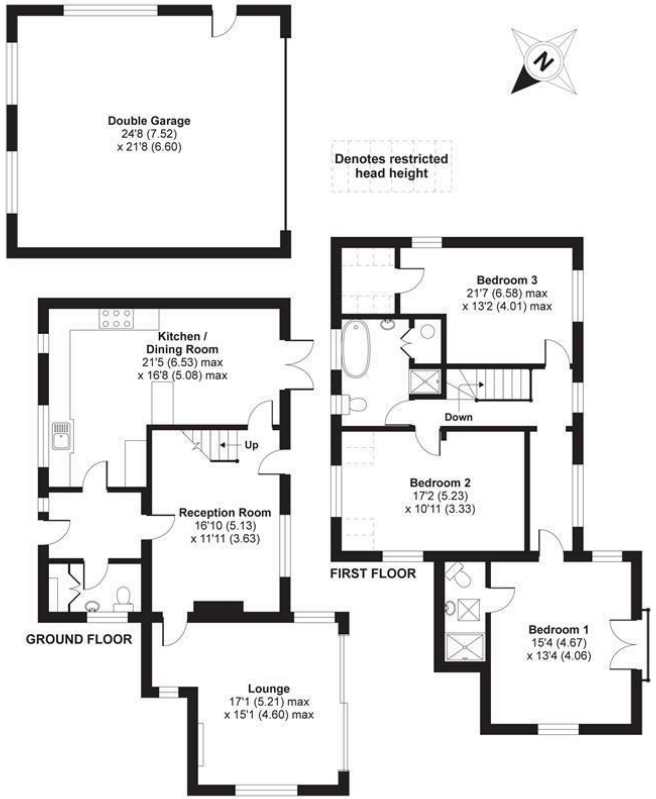
## FRONT GARDEN
Accessed via a Private Road, area of hard standing providing off road parking.

## REAR GARDENS
Being Southerly aspect and secluded, there are large raised patio areas with storage underneath, lawn with fish pond, Summer House, vegetable patches at the end of the garden, gated access.

## DETACHED DOUBLE GARAGE
Situated at the rear of the property, accessed via the Private Road, electric door, personal door, power and light.

# Roman Crescent, Southwick, Brighton, BN42

APPROX. GROSS INTERNAL FLOOR AREA 1679 SQ FT 155.9 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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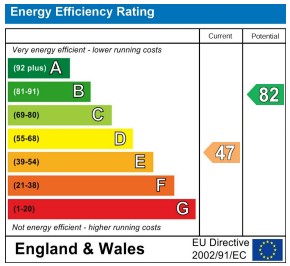


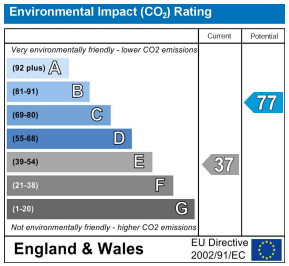


**Disclaimer**

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate