



50 Roman Lane, Southwater, West Sussex, RH13 9AG

A four bedroom, two bathroom detached property, perfect for families located in the popular village of Southwater.



- ▶ **DETACHED FAMILY PROPERTY**
- ▶ **TWO BATHROOMS**
- ▶ **SITTING ROOM WITH FRENCH DOORS TO GARDEN**
- ▶ **DOWNSTAIRS WC**
- ▶ **DRIVEWAY PARKING**
- ▶ **FOUR BEDROOMS**
- ▶ **MODERN KITCHEN WITH INTEGRATED APPLIANCES**
- ▶ **CONTEMPORARY BATHROOMS**
- ▶ **ATTACHED GARAGE**
- ▶ **LANDSCAPED REAR GARDEN**

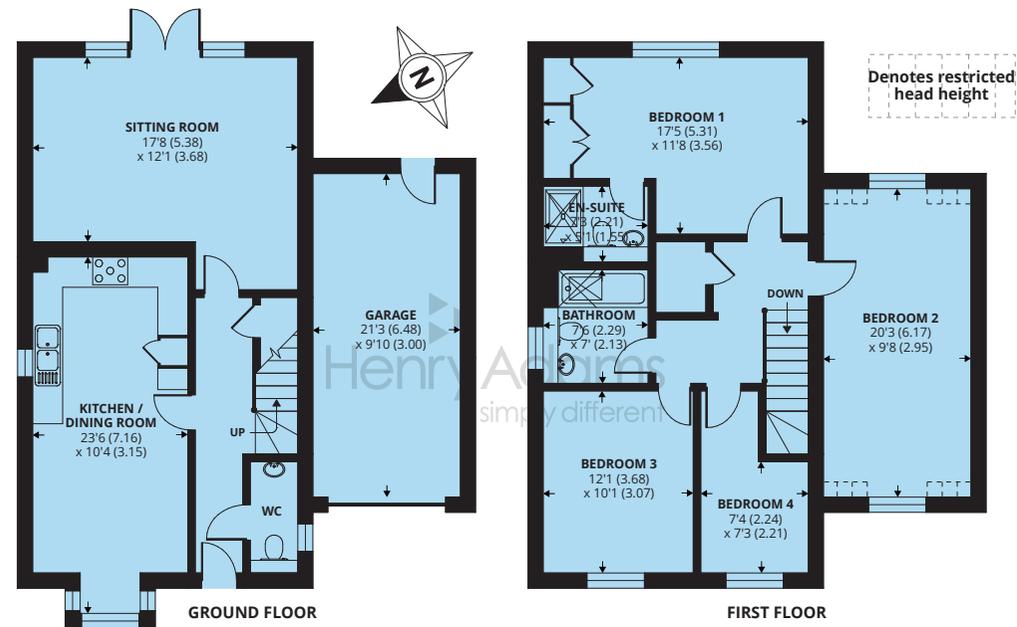
This beautifully presented four bedroom detached property in Southwater is a clever blend of both living and bedroom space over two floors.

The entrance hall welcomes you and leads to the spacious kitchen/dining room which is well equipped with integrated appliances, light cabinets and contrasting work surfaces running through. There is ample space for a dining table and a box bay window to the front aspect. The sitting room is to the rear of the property and is flooded with light due to the full length French doors and side windows, leading to the garden. Also of note to the ground floor is a separate WC.

To the first floor there are four bedrooms; the principal bedroom is to the rear of the property and has an en-suite shower room fitted to a contemporary design. There are three other bedrooms and a family bathroom with shower over the bath.

The garden is mainly laid to lawn and surrounded by fencing. There are trees and shrubs plus a terrace, perfect for entertaining.

The 21ft garage is attached to the property and has a rear access door from the garden. There is driveway parking for two vehicles at the front of the property plus a lawn with trees and shrubs.



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APPROX. GROSS INTERNAL FLOOR AREA 1649 SQ FT 153.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES 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.

