



Harcourt
West Drive, Angmering, BN16 4JE

Harcourt

An impressive, flint and brick detached home occupying a corner plot position within the highly prestigious Ham Manor private estate. The deceptively large accommodation includes six bedrooms, family bathroom, three reception rooms, 37' kitchen/ diner with adjoining utility room, conservatory, downstairs cloakroom. Of particular note is the self-contained studio/annexe.

Freehold · 6 bedrooms · 2 en-suites · 3 reception rooms · Studio/Annexe · Permission to extend

The Property

The handsome flint and brick property is approached via electrically operated gates leading to a driveway. The accommodation is spacious and bright and is laid out over two floors. To the ground floor you are welcomed by a generous entrance hall, which gives access to a 37' well appointed kitchen/dining room with a range of integral appliances and light marble worktops; three further reception rooms and a cloakroom. Adjacent to the kitchen is the utility room. A conservatory to the rear of the property, which can be accessed from the kitchen/dining room and from the sitting room, completes the ground floor.

The first floor comprises of a generous landing leading to six bedrooms, two of which benefitting from an en-suite and a family bathroom.

The rear garden is wall enclosed and has a sunny aspect with a paved area along the whole length of the house. Steps then take you to a slightly elevated area with flowerbeds, mature trees, lawn and additional paved areas. A separate area houses the heated pool. There is a detached garage and annexe/studio with a kitchenette and shower room, which have planning permission to be extended (ref: A/121/17/HH).



Location

The pretty village centre at Angmering has a good range of local facilities including a selection of shops, schools, cafes, restaurants, public houses, local golf courses including Ham Manor and a railway station with services to Gatwick, Brighton and London. More comprehensive facilities are available at Rustington, Arundel or further afield at Brighton or Chichester.

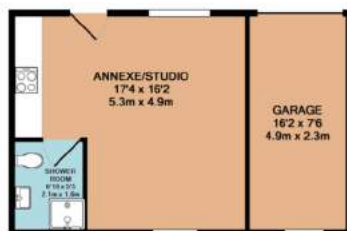
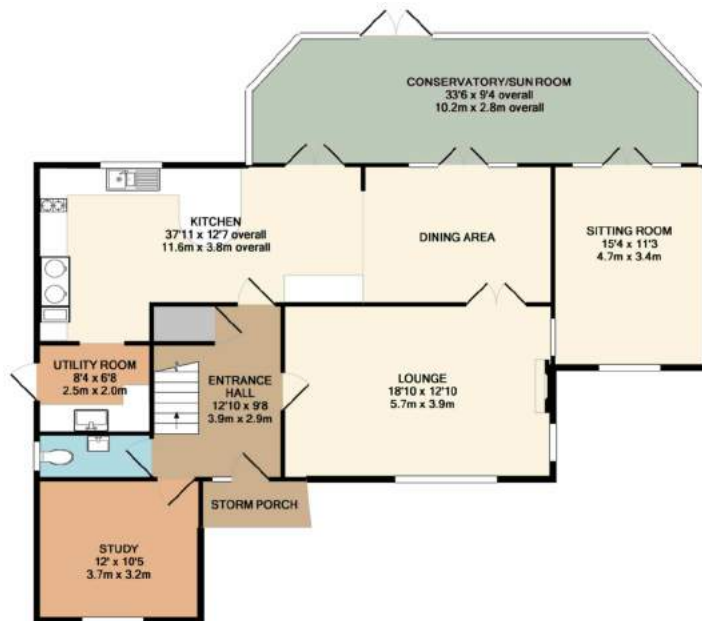
There is an abundance of leisure activities on the doorstep including the South Downs National Park with its miles of beautiful walks and bridle paths. The coast is approximately two miles to the south providing wonderful beaches and an array of water sport activities. Nearby Goodwood offers horseracing, motor racing, golf and a variety of other leisure activities.



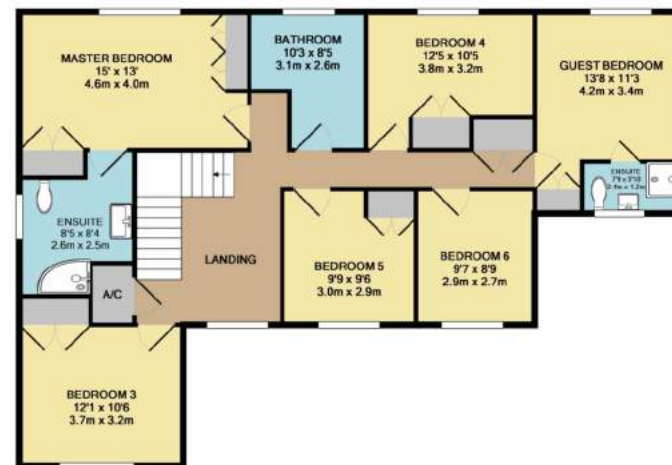








GROUND FLOOR
APPROX. FLOOR
AREA 1901 SQ.FT.
(176.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1167 SQ.FT.
(108.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3069 SQ.FT. (285.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (5/21/17)

Services

Water, electricity, gas and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun Council Tax: Band D

Reference

HAR-PEG

Viewings by appointment only

Please contact Pegasus on 01903 884545 or call into our office to arrange a viewing of this property.



Pegasus Properties

21 High Street, Arundel, West Sussex BN18 9AD

01903 884545 arundel@pegasusproperties.co.uk pegasusproperties.co.uk

