



# Coastguards



*The Estate Agency for Quality Property*

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**ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LOUNGE, CONSERVATORY/SUN ROOM, SITTING ROOM, STUDY/OFFICE, FIRST FLOOR LANDING, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM TWO WITH EN SUITE SHOWER ROOM, FOUR FURTHER BEDROOMS, ANNEXE/STUDIO WITH KITCHENETTE AND EN SUITE SHOWER ROOM.**

**GARAGE, GATED DRIVEWAY, LANDSCAPED GARDENS.  
PRIVATE ESTATE SETTING CLOSE TO THE GOLF COURSE**

PRICE: £950,000 FREEHOLD

COUNCIL TAX BAND: G

EPC RATING: D

CO950

**VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY**

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

Occupying a corner plot position within the highly prestigious 'Ham Manor' private estate, a few minutes from the impressive Parkland golf course.

This incredibly deceptive detached family home really is a rare find.

Having been tastefully and sympathetically extended throughout the years, the main house provides six bedrooms (two with en suite facilities), three separate reception rooms, a generous 37'11" kitchen/dining room, separate utility room, impressive 33'6" x 9'4" approx. pitched roof conservatory, sun room, cloakroom, welcoming entrance hall, feature landing and family bathroom.

In addition to the main house there is a useful annexe/studio with kitchenette and shower room with adjoining garage (which can provide scope for alteration subject to the necessary consents).

Externally the plot is approached via double electrically operated security gates providing access to the antique slab forecourt which provides secure onsite parking.

The gardens have been tastefully landscaped with a split level rear garden which provides an array of mature shrub beds and entertaining space.

**N.B. An internal inspection of this property is essential to fully appreciate everything on offer.**





The accommodation is arranged in the following manner:-

A covered storm porch protects the front door which opens into the:-

Entrance Hall

12'10" x 9'8" approx. A welcoming entrance with hardwood flooring, feature carpeted staircase rises to the first floor landing with handrail/balustrade, radiator, concealed by decorative cover, built-in cloaks storage cupboard with light.



Cloakroom

8'4" x 3'4" approx. With a window to the side, close coupled w.c., wash hand basin, tiled splashback, radiator.



Lounge

18'10" x 12'10" approx. With a large window to the front and two narrow windows to the side either side of the feature stone fireplace, radiator, hardwood flooring, door to the entrance hall and double casement doors lead through to the impressive kitchen/dining room (dining area).





*Kitchen/Dining Room*

37'11" x 10'4" widening to 12'7" by utility room. A stunning light and airy room with two sets of double glazed casement doors with matching flank panelling to the rear providing access to the conservatory/sun room, further double glazed window to the rear in kitchen area which is fitted in a comprehensive range of matching base, drawer and wall mounted units incorporating glazed display cabinets and dresser style unit, solid work surfaces incorporating large breakfast bar with feature exposed brick base, fitted gas 'AGA' with decorative tiled splashback, additional integrated four burner gas hob, one and half bowl sink unit. Recently laid stone effect tiled flooring, radiator concealed by decorative cover, inset ceiling spot lighting, double glazed casement doors to the entrance hall and open plan walkway to the:-

**N.B. APPLIANCES NOT TESTED**





Utility Room

8'4" x 6'8" approx. Fitted base and wall mounted unit (matching the kitchen) with solid work surfaces, inset 'Butler' style sink unit, space and plumbing for a washing machine and an 'American' style fridge/freezer. Door to the side.

Conservatory/Sun Room

33'6" x 9'4" overall. approx. An impressive additional fourth reception room running across the rear of the property with a 'Victorian' style pitched roof, double glazed windows to both sides and rear, double glazed French doors lead out to the rear, ceramic tiled flooring, electric storage heater, skylight openers. Double glazed casement doors with matching flank glazed panelling lead into the:-





Sitting Room

15'4" x 11'3" approx. N.B The current owner has informed us that he intends to have this room knocked through to the dining area to create a more open plan feel with decorative supporting columns partitioning the two rooms.



Study

12' x 10'5" approx. With a double glazed window to the front, hardwood flooring, radiator.

**FIRST FLOOR**

Landing

A feature part gallery style landing with natural light double glazed window to the front, built-in airing cupboard housing the lagged hot water cylinder, further built-in storage cupboards, hatch to the loft space, radiator concealed by decorative cover.



**MASTER BEDROOM SUITE**

*Bedroom*

15' x 13' approx. With a double glazed window to the rear, radiator, built-in double wardrobe. Door to the:-



*En Suite Shower Room*

8'5" x 8'4" overall approx. With a double glazed window to the side. Recently refitted suite of walk-in corner feature steam shower cubicle, wash hand basin with storage cupboard under, close coupled w.c., tiled walls and polished tiled flooring, chrome ladder style heated towel rail.

**N.B APPLIANCES NOT TESTED**





En Suite Shower Room Contd ...



**GUEST BEDROOM SUITE**

Bedroom

13'8" x 11'3" approx. With a double glazed window to the rear. Built-in double wardrobe, radiator. Door to the:-





*En Suite Shower Room*

7'9" x 3'10" approx. With a double glazed window to the front, tiled shower cubicle with fitted shower, pedestal wash hand basin and close coupled w.c., heated towel rail, tiled splashbacks to walls, tiled floor.  
**N.B APPLIANCES NOT TESTED**

*Bedroom Three*

12'1" x 10'6" approx. With a double glazed window to the front, built-in double wardrobe, radiator.

*Bedroom Four*

12'5" x 10'5" approx. With a double glazed window to the rear, built-in double wardrobe, radiator.





Bedroom Five

9'9" x 9'6" approx. With a double glazed window to the front, fitted double wardrobe, radiator.

Bedroom Six

9'7" x 8'9" approx. With a double glazed window to the front, radiator.

Family Bathroom

10'3" x 8'5" With a double glazed window to the rear. N.B. The seller has informed us that he is having the current bathroom replaced which will incorporate a feature free standing roll top bath.





## **OUTSIDE AND GENERAL**

### *Annexe/Studio*

Bedroom/Reception/Kitchenette - 17'4" x 16'2" overall approx. With a door and window to the front and further window to the rear, hardwood flooring, electric heaters. Range of recently fitted kitchen units and work surface with electric hob and sink unit, door to:-

### *Shower Room*

6'10" x 5'5" approx. With a walk-in shower cubicle with fitted shower, pedestal wash hand basin, w.c., tiled walls and floor, extractor, hatch to the loft space.

### *Garage*

16'2" x 7'6" approx. With an up and over door to the front, power and light.

## **GARDENS**

### *Front Forecourt*

Wall frontage providing privacy with electrically operated wrought iron gates providing access to the secure onsite parking area. Secure pedestrian gate. Pathways lead to both sides to the rear and to the front door.



*Rear*

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Landscaped to provide entertaining space with raised levels and large established flower and shrub beds/borders. External courtesy lighting, mature trees, walled boundary. External water tap.





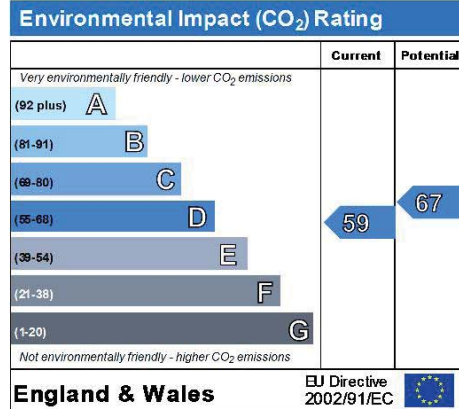
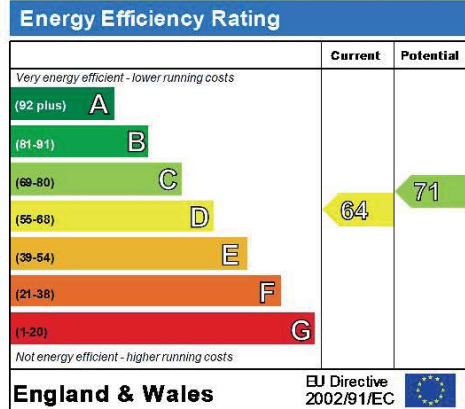
Energy Performance Certificate



Harcourt
West Drive
Angmering
LITTLEHAMPTON
BN16 4JE

Dwelling type: Detached house
Date of assessment: 29 October 2010
Date of certificate: 29 October 2010
Reference Number: 2618-1931-6280-8810-2920
Type of assessment: RdSAP, existing dwelling
Total floor area: 231 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

Table with 3 columns: Category, Current, Potential. Rows include Energy use, Carbon dioxide emissions, Lighting, Heating, and Hot water.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions...

To see how this home can achieve its potential rating please see the recommended measures.

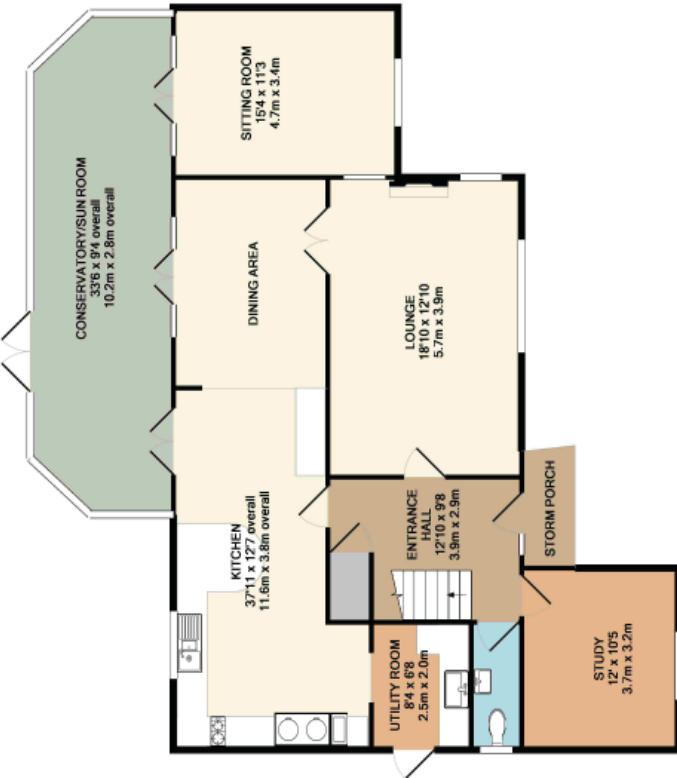
Energy Saving Trust logo and text: Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

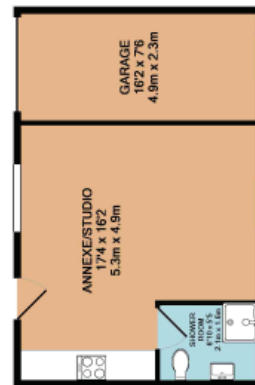
Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



1ST FLOOR  
APPROX. FLOOR AREA 1085 SQ.FT. (100.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA 1907 SQ.FT. (176.6 SQ.M.)

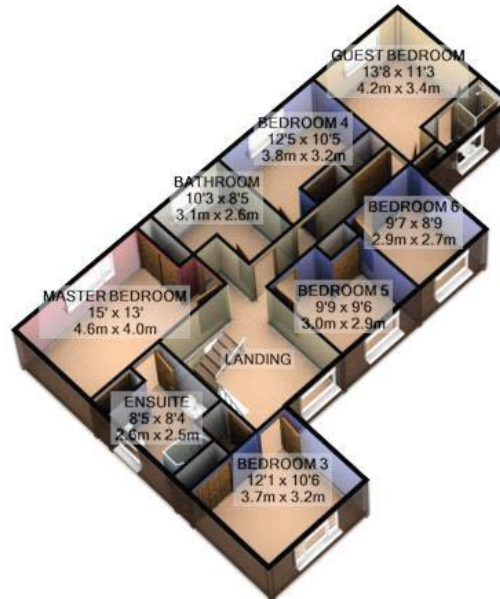


ANNEXE STUDIO  
GARAGE  
APPROX. FLOOR AREA 100 SQ.FT. (9.3 SQ.M.)

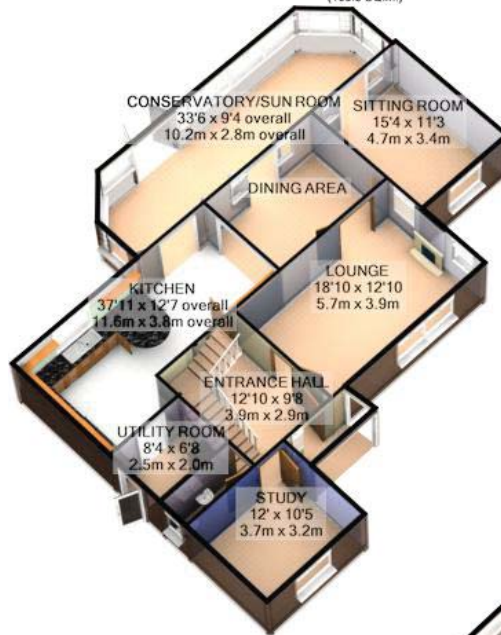
TOTAL APPROX. FLOOR AREA 3069 SQ.FT. (285.1 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are given as an indication only and should not be used as a basis for any contract, or mis-statement. 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 listed and are for guidance only. All dimensions are given in meters and feet.

Made with Metropack (2017)



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



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



TOTAL APPROX. FLOOR AREA 3069 SQ.FT. (285.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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