



## *The Bays*

2 & 2A Lansdowne Way, Angmering,  
West Sussex, BN16 4LB

**Glyn-Jones**  
& COMPANY





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West Sussex, BN16 4LB

A unique opportunity to purchase this large detached residence currently split into two properties, in the sought after village of Angmering West Sussex, at the foothills of the South Downs national park.

The property is currently set out as a two bedroom, one reception room bungalow with kitchen, bathroom and sun room to one side.

The attached property has four bedrooms, one reception room, conservatory, ground floor cloakroom and first floor bathroom.

The property could easily be converted back into one residence with the removal of a partition wall between the lounge in the bungalow and the hallway in the house.

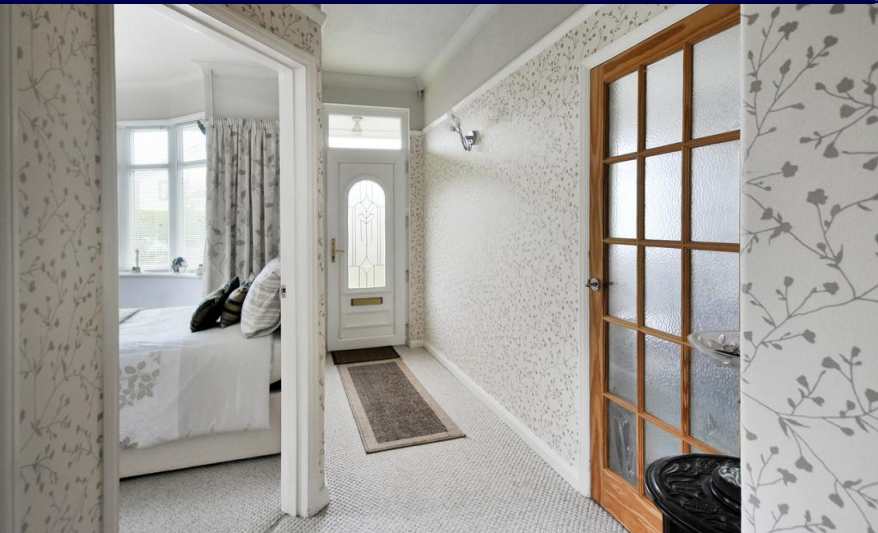
The present option offers an ideal opportunity for families with dependent relations, or friends wishing to be living next door to each other.

The gardens encompass the property to all sides with a southerly aspect.

*OIEO £550,000*







## Accommodation

### BUNGALOW – No. 2

UPVC double glazed door to:-

#### ENTRANCE HALL

Long entrance hall; large storage cupboard.

#### LOUNGE 21' 4" (not inc. bay)" x 13' 10" (6.5m x 4.22m)

Ornamental fire surround; three radiators; double glazed bay window; TV point.

#### CONSERVATORY 26' 9" x 6' 9" (8.15m x 2.06m)

Single glazed; access to gardens; requires modernisation.

#### KITCHEN 14' 2" x 6' 11" (4.33m x 2.10m)

Remodernised units; tiling and plastering still require completing; matching range of base and wall mounted units and drawers; work surface; part tiled walls; electric hob with oven; single drainer sink unit with mixer tap; space for fridge/freezer; stable door.

#### BEDROOM ONE 11' 9" x 10' 2" (3.58m x 3.1m)

Dual aspect into double glazed bay window; radiator.

#### BEDROOM TWO 11' 11" x 9' 10" (not inc. bay)" (3.63m x 3m)

Double glazed window to side; radiator.

#### BATHROOM 10' 0" x 6' 2" (3.05m x 1.88m)

Corner bath; low level WC; wash hand basin; part tiled walls; radiator; single glazed windows to rear.

#### GARDEN

South facing; mainly to the side and rear; laid out paving with some raised borders.

### HOUSE - No. 2a

#### ENTRANCE HALL

Double glazed front door; radiator; stairs to first floor.

### CLOAKROOM

Boiler; low level WC; double glazed window.

#### LOUNGE/DINING ROOM 14' 6" x 11' 7" (not incl bay)" (4.42m x 3.53m)

Dual aspect; double glazed bay window to front; two radiators; TV point.

#### KITCHEN/DINING ROOM 14' 8" x 9' 7" (4.47m x 2.92m)

Range of wooden fascia units; work surface; single drainer sink with mixer tap; Bosch electric fan assisted oven; Bosch gas top; extractor fan; Neff dishwasher; TV point; integrated fridge/freezer; tiled floor; radiator; wine rack; space for table and chairs; part tiled walls.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard with hot water tank.

#### CONSERVATORY 12' 2" x 7' 9" (3.71m x 2.36m)

Double glazed; polycarbonate roof; side door to garden.

#### BEDROOM ONE 13' 2" x 12' 2" (4.01m x 3.71m)

Southerly aspect; TV point; radiator; cupboard; double glazed window.

#### BEDROOM TWO 8' 9" x 8' 2" (2.67m x 2.49m)

Velux window; eaves storage cupboard; radiator.

#### BEDROOM THREE 8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window; TV point; radiator; cupboard.

#### BEDROOM FOUR 9' 7" x 8' 0" (2.92m x 2.44m)

TV point; radiator; double glazed window.

#### BATHROOM 11' 11" x 6' 4" (3.63m x 1.93m)

Velux window; matching suite comprising panelled bath; low level WC; wash hand basin; radiator.

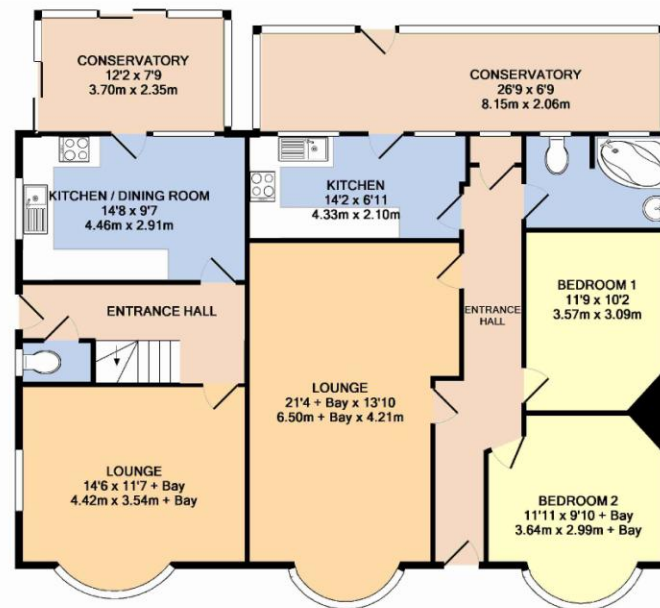




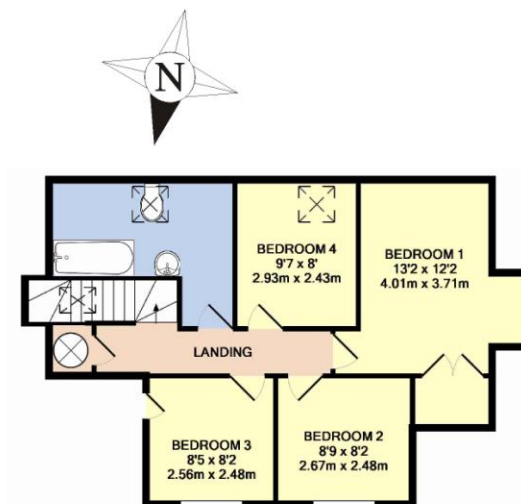
## OUTSIDE

Laid partly to lawn; some raised brick borders; meters; Up and over door; plastic fascia. lights; water tap; security light; the front garden is mainly laid to lawn and has parking for two cars on driveway.

**GARAGE 24' 1" x 10' 6" (7.34m x 3.2m)**



Ground Floor



First Floor

APPROX. GROSS INTERNAL FLOOR AREA 1998 SQ FT / 185.6 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Council Tax Band - C & D  
Energy Efficiency Rating Band - D & D

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