



Plot 47 Ecclesden Park, Angmering, BN16 4ED
Guide Price £699,995



Newly built and readily available four bedroom, two bathroom detached family home with West aspect garden backing onto fields, detached garage and off road parking. Briefly the accommodation comprises: entrance hall, lounge, open plan kitchen/family/dining room, utility room, cloakroom, landing, four bedrooms, family bathroom and ensuite to bedroom one. Externally the property benefits from a West aspect rear garden overlooking and backing onto paddocks, detached garage and private driveway. CHAIN FREE.

- CHAIN FREE
- Detached Family Home
- Open Plan Kitchen/Family/Dining Room
- West Aspect Rear Garden
- Detached Garage
- Off Road Parking
- Four Bedrooms
- Two Bathrooms





Double glazed composite door to:

Entrance Hall

Electrical consumer unit. Radiator. Wood effect flooring.

Lounge

6.17m x 3.71m (20'3 x 12'2)

Double glazed bay window to front. Two radiators. Space for lounge furniture.

Kitchen/Family/Dining Room

6.15m x 4.67m (20'2 x 15'4)

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 5 Ring 'AEG' gas hob with extractor fan over. 'AEG' fitted oven and grill. Integrated 'Electrolux' dishwasher and tall fridge/freezer. Matching range of base units comprising cupboards and drawers. Further matching eye level wall units and tall larder cupboard. Double glazed windows overlooking rear garden. Double glazed french doors to garden. Two radiators. Wood effect flooring. Space for dining table and chairs. Door to:

Utility Room

2.54m x 1.57m (8'4 x 5'2)

Work surface with inset single bowl stainless steel sink with mixer tap and draining board. Matching range of cupboards and eye level wall units. Integrated 'Electrolux' washing machine. Space for tumble dryer. Wall mounted 'ideal' gas boiler. Double glazed door to garden.

Cloakroom

1.57m x 1.47m (5'2 x 4'10)

Close coupled wc. Pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Double glazed window. Wood effect flooring. Understairs storage cupboard.

Study

2.87m x 2.34m (9'5 x 7'8)

Double glazed window to front. Radiator.

Stairs from entrance hall to:

Landing

Double glazed window. Radiator. Access hatch to loft. Storage cupboard housing hot water tank.

Bedroom One

4.52m x 3.71m (14'10 x 12'2)

Double glazed window to front. Radiator. Built in triple wardrobe with shelving and hanging rail. Recessed triple triple wardrobe with shelving and hanging rail. Door to:

Ensuite

2.18m x 1.37m (7'2 x 4'6)

Step in shower with tiled surround, glazed screen and wall mounted shower. Close coupled wc. Pedestal wash hand basin. Double glazed window. Ladder style radiator.

Bedroom Two

4.37m x 3.71m (14'4 x 12'2)

Two double glazed window overlooking rear garden and woodland/paddocks. Radiator.

Bedroom Three

4.06m x 2.87m (13'4 x 9'5)

Two double glazed windows to front. Radiator.

Bedroom Four

3.10m x 3.02m (10'2 x 9'11)

Double glazed window overlooking rear garden and woodland/paddocks. Radiator.

Bathroom/wc

2.67m x 2.26m (8'9 x 7'5)

White panelled bath with half tiled surround and mixer tap. Step in shower with tiled surround, glazed screen and wall mounted shower. Close coupled wc. Pedestal wash hand basin. Double glazed window. Ladder style radiator.

OUTSIDE

West Facing Rear Garden

Backing onto horse paddocks. Majority laid to lawn. Area of paving for table and chairs. Access to side. Outside tap.

Private Driveway

Parking for 2 vehicles leading to:

Detached Garage

Up and over door. Power and light. Eaves storage.

Tenure & Council Tax Band

Tenure: Freehold

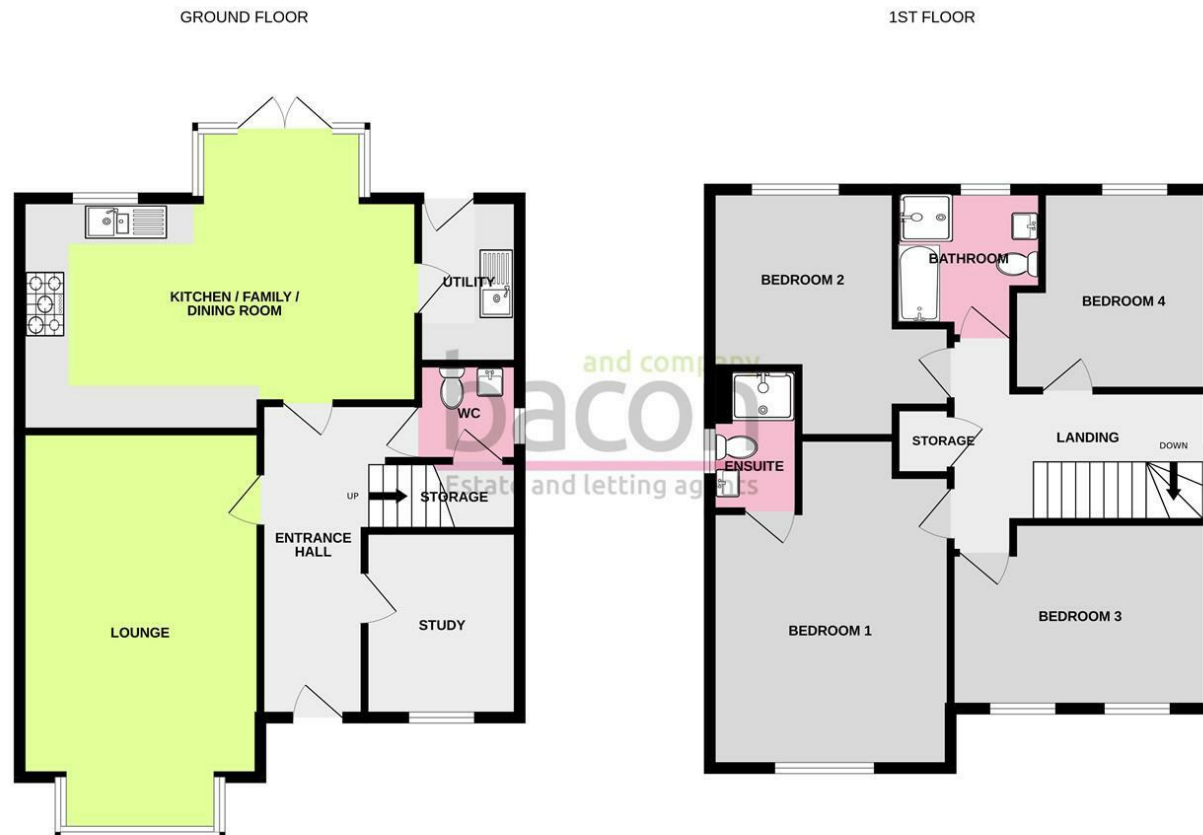
Estate management charge: TBC

Council tax band: TBC - New Build

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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