



2 Hidcote Lane, Angmering, BN16 4AW

Price £825,000

and company  
**bacon**  
Estate and letting agents





Four bedroom detached family home located within walking distance of Angmering village. The home comes fully turnkey and briefly comprises; open plan kitchen/family room, separate living room, additional loft room on the second floor, utility room, downstairs cloakroom, family bathroom, four double bedrooms with the principle bedroom benefiting from a dressing area and en-suite. Each home has been individually designed and crafted with space, practicality, and comfort in mind. Fitted with fully integrated high-end kitchens, as well as premium bathrooms and en-suites, this home also has a generous garden, garage and two parking spaces equipped with an EV charging point.

- Brand New Roffey Homes Development
- Bespoke Private Cul de Sac Of Just 32 Homes
- Four Double Bedrooms
- Detached House
- Secluded Location Close To Angmering Village
- Quality Integrated Kitchens
- Stylish Bathrooms & En Suites
- Underfloor Heating & Radiators
- Two Parking Spaces, Garage, EV Charging Point
- 10-Year LABC Warranty







### Location

Presenting Meadow Gate, the brand new bespoke Cul de Sac private housing development by award-winning Worthing developers Roffey Homes. Positioned close to Angmering Village centre, and located off High Street, in a secluded position and surrounded on three sides by mature trees and hedgerows, you'll find a collection of just 32 private two, three, four and five bedroom homes, built to exacting standards and benefiting from a wealth of features that are synonymous with Roffey Homes.

### Roffey Homes

With a heritage spanning more than 60 years and a number of awards to their name, Roffey Homes' pedigree speaks for itself. Renowned for the high quality of their builds and meticulous attention to detail in every aspect of their developments, Roffey Homes construct properties with immense care and maintain a sharp focus on sustainability and efficient running costs.

Each of the homes at Meadow Gate follows these principles, benefiting from air-source heat pumps which

provide underfloor heating on the ground floor, downstairs cloakrooms, and generous living spaces. Master bedrooms will have fitted wardrobes as standard and high-quality flooring will be laid throughout.

### Required Information

Draft version: 1

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

### Kitchen/Family Room

5.33 x 4.31 (17'5" x 14'1")

### Utility

### Living Room

5.33 x 3.78 (17'5" x 12'4")

### Study

4.00 x 3.05 (13'1" x 10'0")

### First Floor

### Bedroom One

4.31 x 3.02 (14'1" x 9'10")

### En-Suite

### Bedroom Two

3.54 x 3.05 (11'7" x 10'0")

### Bathroom

### Bedroom Three

3.77 x 3.00 (12'4" x 9'10")

### Bedroom Four

4.76 x 3.15 (15'7" x 10'4")

### En Suite

### Loft Room

3.15 x 3.11 (10'4" x 10'2")

### Outside;

### Garage

### Two Parking Spaces







#### GROUND FLOOR HOUSE TYPE H

Kitchen / Family Room	17'6" x 14'2"	5.33m x 4.31m
Living Room	17'6" x 12'5"	5.33m x 3.78m
Study	13'2" x 10'0"	4.00m x 3.05m

Floorplans show Plot 1 / Floorplans for Plot 2 are mirrored

#### FIRST FLOOR HOUSE TYPE H

Principal Bed	14'1" x 9'11"	4.31m x 3.02m
Bedroom 2	11'7" x 10'0"	3.54m x 3.05m
Bedroom 3	12'4" x 9'10"	3.77m x 3.00m

#### SECOND FLOOR HOUSE TYPE H

Bedroom 4	15'7" x 10'4"	4.76m x 3.15m
Loft Room	10'4" x 10'2"	3.15m x 3.11m

W = Wardrobe. C = Cupboard. All room dimensions are subject to a + / - 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult our sales team for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

