



43 Greenacres Ring, Angmering BN16 4BU
£280,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- Terrace House
- No Onward Chain
- Requires Refurbishing
- Spacious Lounge
- Kitchen/Dining Room
- Popular Angmering Location
- Council Tax 'C'
- EPC Rating 'C'

A three bedroom mid terrace house requiring a considerable amount of refurbishing and modernising, so will appeal to those looking for a project.

In brief the accommodation comprises, entrance hall, lounge, kitchen/dining room, three bedrooms and a bathroom/WC. Outside there is an open plan front garden and a paved enclosed rear garden. There is gas central heating and double glazing.

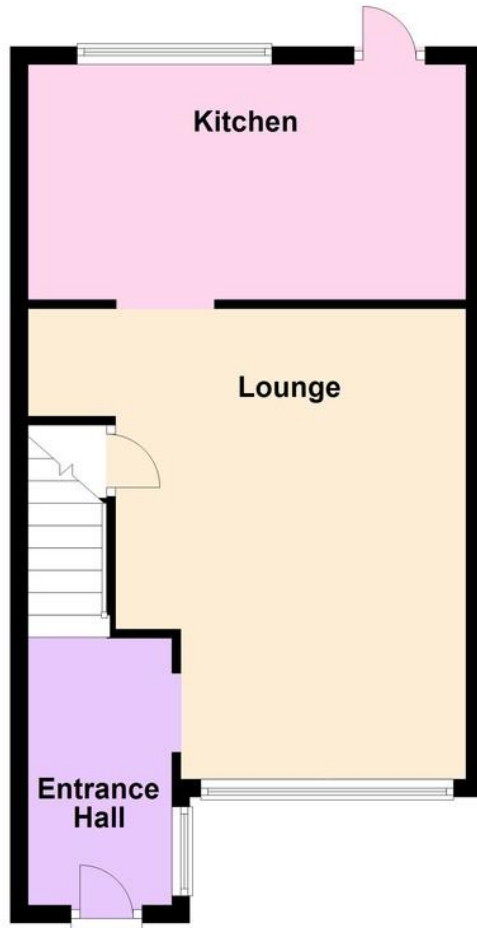
Greenacres Ring is a popular residential area of Angmering and is located just to the north of the village and is accessed from either Merryfield Crescent, Meadowside or Lansdowne Way.

Agents note: there is a hole in the kitchen ceiling, which we have been advised was caused by a leak from the bathroom above, which has been repaired.



Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



SPACIOUS ENTRANCE HALL

LOUNGE

17' 3" x 13' 0" (5.26m x 3.96m)

KITCHEN/DINER

16' 2" x 8' 8" (4.93m x 2.64m)

BEDROOM 1

14' 1" x 9' 6" (4.29m x 2.9m)

BEDROOM 2

11' 10" x 9' 6" (3.61m x 2.9m)

BEDROOM 3

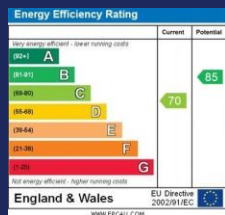
8' 4" x 6' 6" (2.54m x 1.98m)

BATHROOM/WC

ENCLOSED PAVED REAR GARDEN

OPEN FRONT GARDEN

Total area: approx. 81.6 sq. metres (878.1 sq. feet)



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