



12 Acorn Close, Angmering BN16 4NE
£420,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached 3 Bedroom House
- Lounge & Dining Room
- Ground Floor Cloakroom
- En Suite & Family Bathroom
- No Onward Chain
- Private Drive to Garage
- South Facing Rear Garden
- Council Tax Band 'E'
- EPC Rating 'TBA'

A detached house situated within the popular Dell Development in Angmering

In brief the accommodation comprises: - entrance hall, cloakroom, lounge, dining room, kitchen, master bedroom with en suite shower room/WC, two further bedrooms and a family bathroom/WC.

Outside there is a private drive to a garage with electric roll up and over door, power and light and personal door to the rear garden.

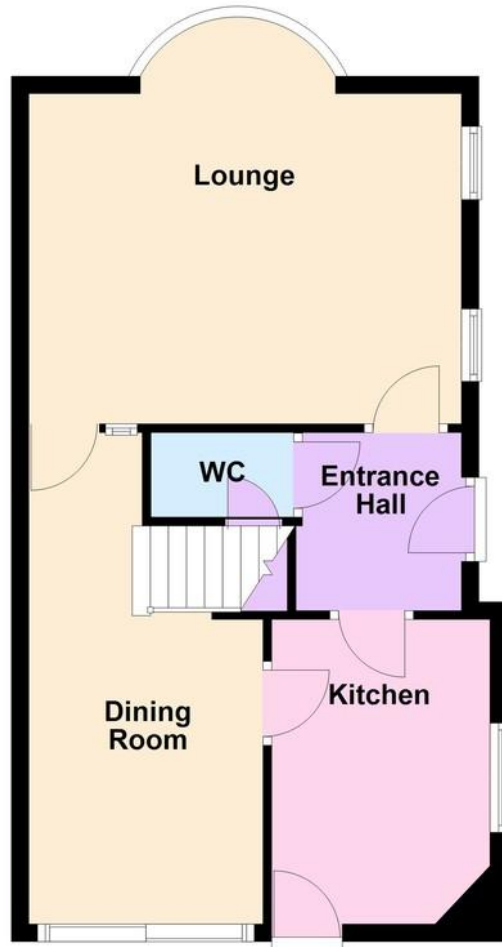
The property is offered for sale with no onward chain.

Acorn Close is pleasantly situated within 'The Dell' development, just to the south of Angmering village and is accessed from Station Road and then Greenwood Drive.



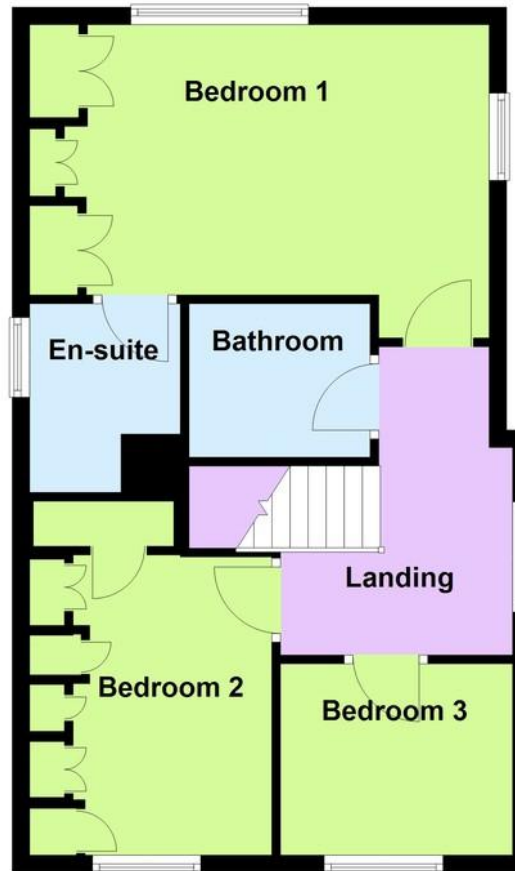
Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 sq. feet)

ENTRANCE HALL

CLOAKROOM

LOUNGE

15' 9" x 12' 5" (4.8m x 3.78m)

DINING ROOM

11' 5" x 8' 10" (3.48m x 2.69m)

KITCHEN

11' 5" x 8' 2" (3.48m x 2.49m)

BEDROOM 1

16' 4" x 10' 1" (4.98m x 3.07m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

11' 8" x 9' 2" (3.56m x 2.79m)

BEDROOM 3

8' 7" x 8' 6" (2.62m x 2.59m)

FAMILY BATHROOM/WC

SOUTH REAR GARDEN

PRIVATE DRIVE

GARAGE

17' 9" x 9' (5.41m x 2.74m)
max

**EPC TO
FOLLOW**



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