



Lime Grove | Angmering | West Sussex | BN16 4HA  
Offers Over £350,000







We are pleased to be able to offer a 'Georgian Style' end of Terrace House to the market. The property offers three bedrooms, family bathroom, lounge/ dining room, kitchen and conservatory. The property benefits from a rear garden and garage located to the rear of the property.





## Key Features

- Georgian Style End Of Terrace House
- Three Bedrooms
- Lounge/ Dining Room
- Ground Floor Cloakroom
- Fitted Kitchen
- Family Bathroom
- Rear Garden
- Garage In Compound To Rear Of Property
- Quiet Location



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into the entrance hall with access to the ground floor cloakroom and door leading into the lounge/ dining room. The lounge dining room offers a bay fronted window and measures 27ft x 10'7ft. sliding door leading to the conservatory which overlooks the rear garden. Door leading into the kitchen which offers wall and base units built in oven, gas hob, sink, drainer, space for washing machine, space for under counter fridge/ freezer and door leading to rear garden. On the first floor there are three good size bedrooms which bedroom one offers a bay fronted window and built in wardrobes. The bathroom comprises of bath with mixer taps and shower attachment, wash hand basin and WC.

### EXTERNAL

To the front there is a pathway leading to the front door with lawn section either side and floral borders, pathway leading to the rear garden for side access. The rear garden has been laid to paving with floral borders and access to the garage via a personal door. The garage can be found in the compound just behind the property.

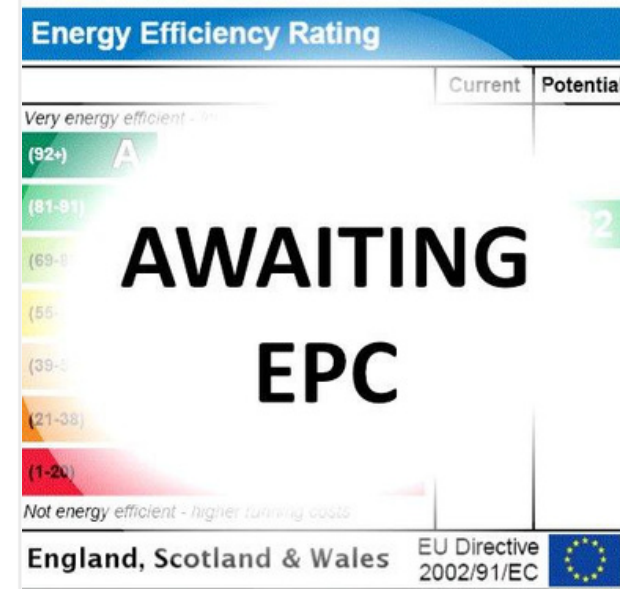
### LOCATION

The property is situated in a secluded quiet location. The nearest station is Angmering Railway Station which is 0.8miles away. The Angmering School is only 0.3 miles away which is only a short walk away from the property. Local shopping facilities can be found in Angmering Village which is only 0.4 miles away.

COUNCIL TAX BAND  
C





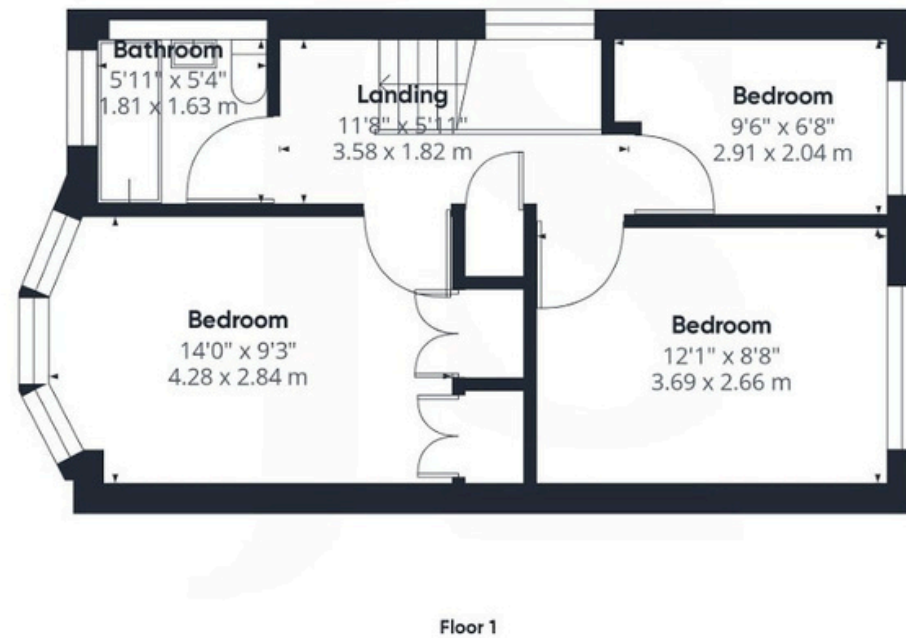


## Property Details:

Floor area (as quoted by EPC: TBC sqm)

Tenure: Freehold

Council tax band: C



Approximate total area<sup>(1)</sup>  
898.23 ft<sup>2</sup>  
83.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.