



Hillcrest | High Street | Angmering | Littlehampton | BN16 4AE
Guide Price £650,000





Situated within the very heart of Angmering Village's conservation area, Jacobs Steel are delighted to offer for sale this extended substantial semi detached house. The property briefly comprises of a large lounge/diner, kitchen/breakfast room, utility room/ground floor wc, master bedroom with dressing room and en-suite, second bedroom with en-suite and a further first floor bedroom, loft conversion with spacious room and potential bathroom or additional bedroom/office. There is also off road parking for several vehicles, integral garage and attractive rear garden with Annexe. The property is being offered chain free.



Key Features

- Extended 5/6 Bedroom Semi Detached House
- Chain Free
- Lounge/Diner
- Kitchen/Breakfast Room
- Utility Room/Ground Floor WC
- Master Bedroom with Dressing Room & En-Suite
- Second Bedroom with En-suite
- Loft Conversion with Bedroom & Potential Bathroom or Additional Bedroom/Office



5/6 Bedrooms



3 Bathrooms



1 Reception Room

INTERNAL

The entrance porch opens to a large lounge diner with windows to the front and doors to the rear garden. The kitchen breakfast room is a spacious room at the rear of the property with ample space for table & chairs and also opens to the rear garden. From the kitchen is a utility room/wc. The first floor landing has a south facing window with shutters and stairs to the loft conversion. The spacious master bedroom suite has a walk in dressing room and a modern en-suite. The second bedroom is also a spacious double with en-suite and there is an additional double room and modern family bathroom on the first floor. The loft conversion has a good size room with velux window and an additional room which was intended to be used as a bathroom or could be used as a study or similar.

EXTERNAL

The front is laid to block paving providing off road parking for several vehicles leading to an integral garage. The rear garden has patio and artificial lawn with borders. Hot tub and a detached garden room which is being used as a studio annexe with kitchenette & shower room.

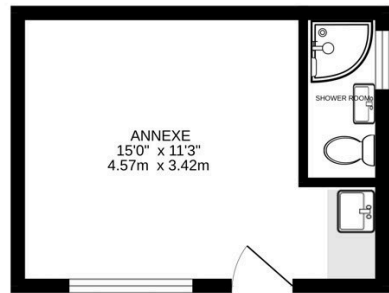
LOCATION

Set in the highly desirable and quiet location of Angmering Village's conservation area, which offers restaurants, convenience stores and cafes. Angmering secondary school is within 0.9 miles distance and bus routes run along Roundstone Lane. The closest train station is Angmering which is 1.2 miles away.

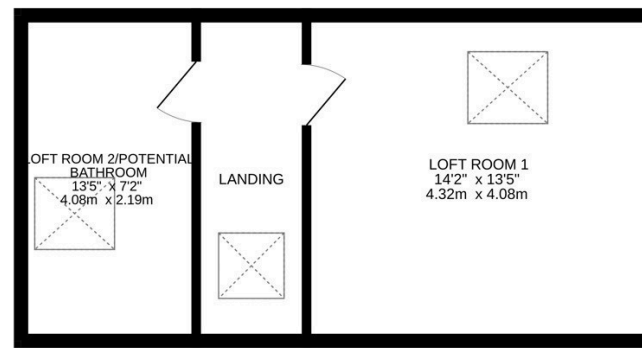
Council Tax - Band D



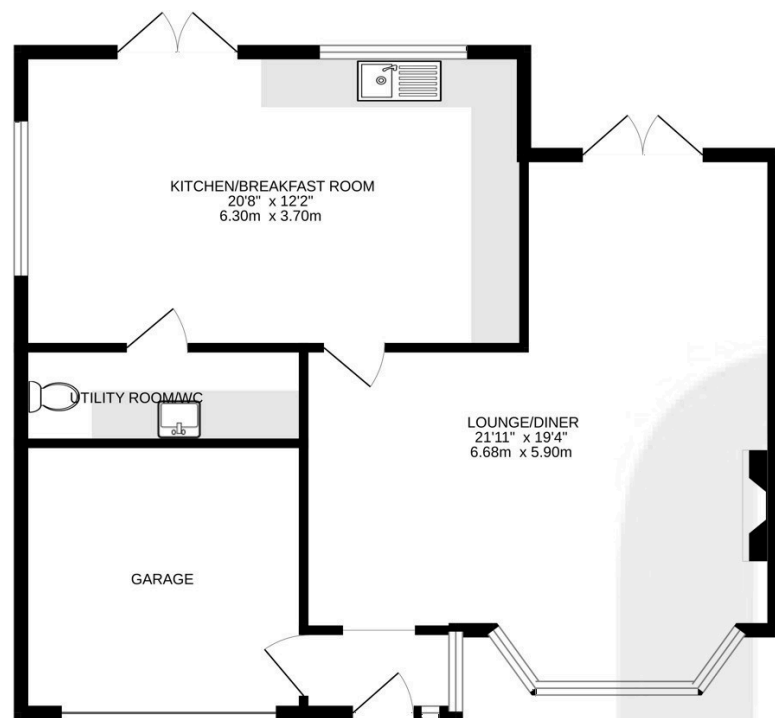
EXTERNAL
168 sq.ft. (15.6 sq.m.) approx.



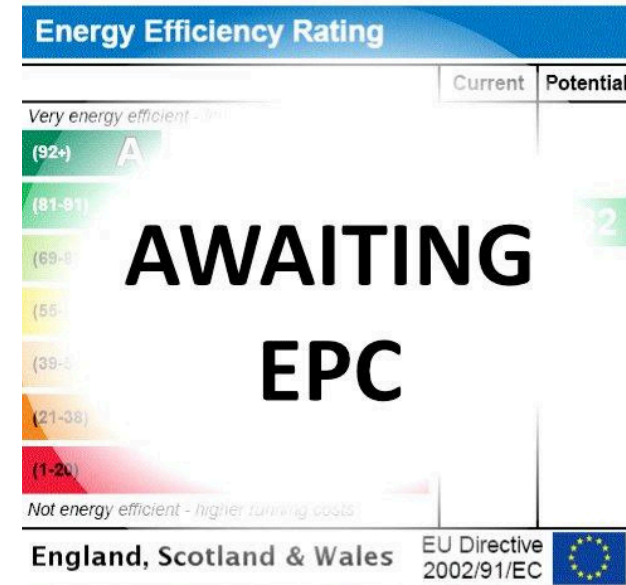
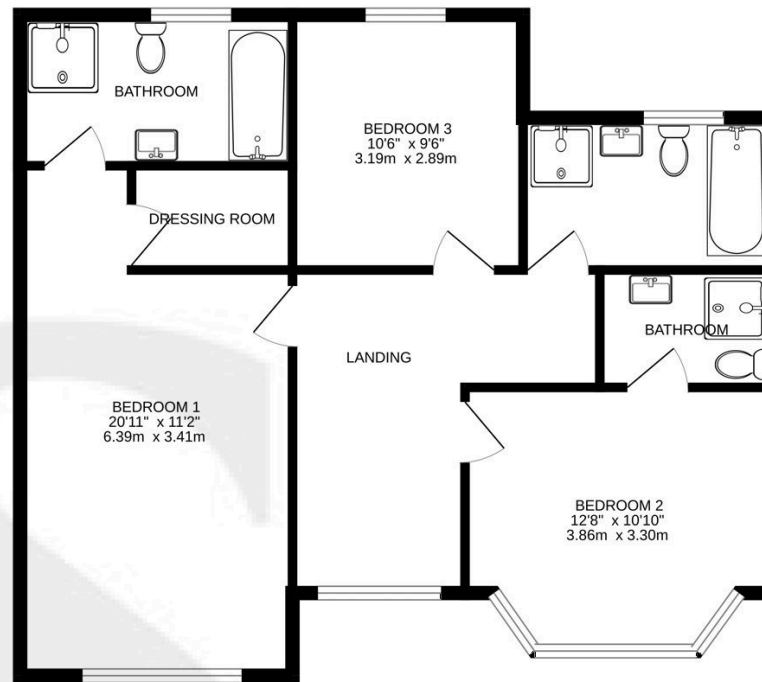
2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



Property Details:

Floor area (as quoted by EPC: tbc)

Tenure: FREEHOLD

Council tax band: D

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.