



Pine Trees Close, Angmering, BN16 4LT

Freehold

Three bedroom detached bungalow • Refitted carpet throughout • Garage • Driveway • In the heart of Angmering • 2.2 miles to Arundel mainline train station

Cooper Adams

Nestled in a quiet cul-de-sac in the heart of Angmering, this charming three-bedroom detached bungalow offers a comfortable and convenient lifestyle. With recently refitted carpets throughout and maintained in good order, this property exudes warmth and welcoming ambience. The interior comprises a spacious layout, including a conservatory overlooking the sunny garden, providing a delightful space for unwinding. The property also features a garage and driveway for added convenience. Well-positioned, this home is only a short walk to the bus stop and easy access to local shops.

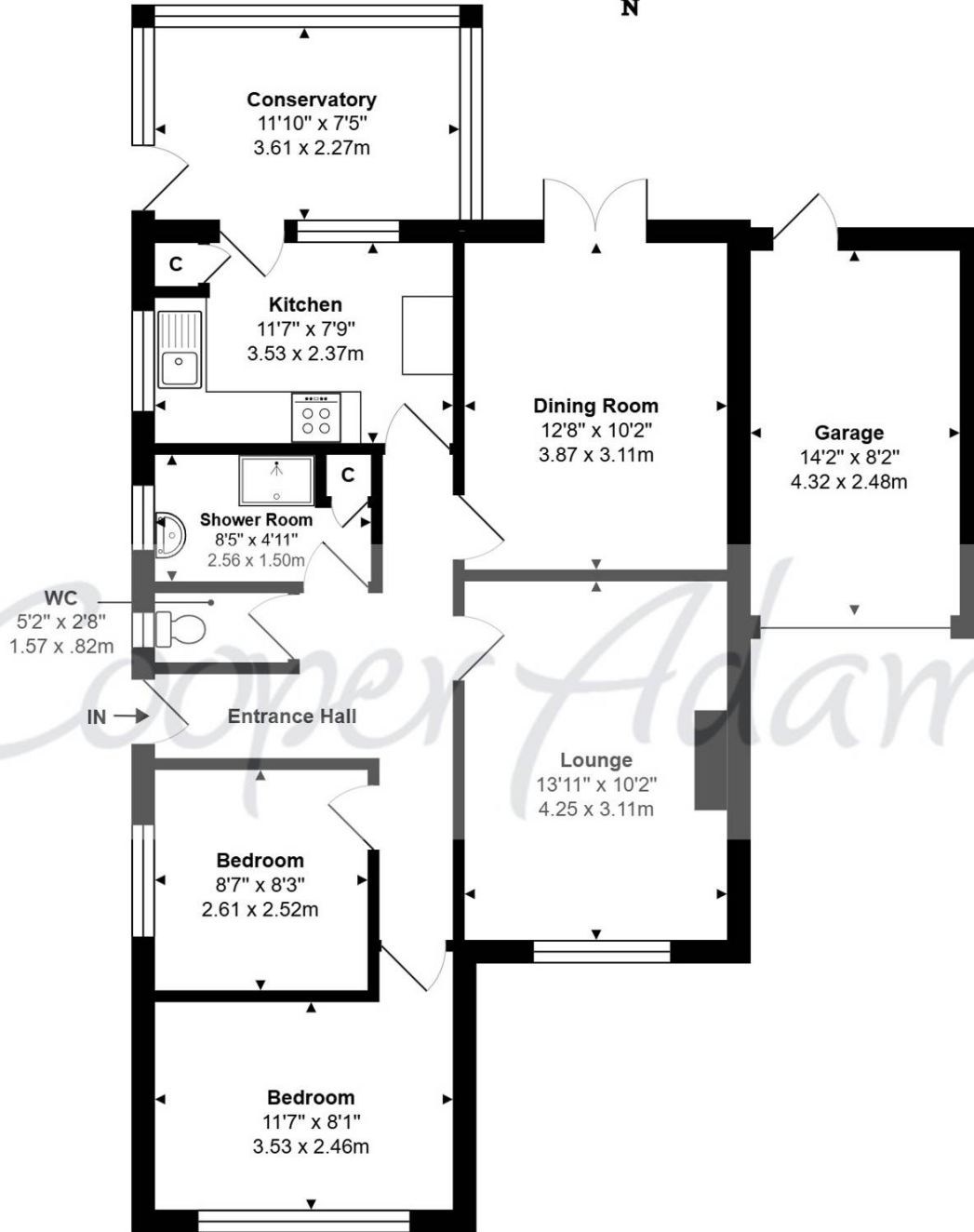
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



The charming and historic village of Angmering is found just south of the South Downs National Park and is ideally placed for all amenities with a good range of shops, schools, a nearby Health club and Ham Manor golf course. There are various pubs and restaurants close by and the popular beaches at Angmering on Sea, East Preston and Kingston Gorse are within 2 miles. Main shopping facilities are located in Rustington, Worthing and Chichester. Transport is convenient with the local Angmering mainline station serving London Victoria, Brighton, Portsmouth and Southampton.





Total Area: 952 ft² ... 88.4 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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