

Lansdowne Way, Angmering, BN16 4LB

Freehold

Four Bedroom Detached Property • Potential for annexe in dining room/garage • Favoured location • Large rear garden 43.4m x 15.3m • Driveway

Cooper Adams

Welcome to this characterful and charming four-bedroom detached home which offers flexible accommodation including potential for an annexe within the garage space. A captivating conservatory offers scenic views over the substantial garden measuring over 40 meters long and inside, a character-rich kitchen boasts Molly Maid amenities, while an additional versatile reception room provides multifunctional use. Sunshine bathes the generous bedrooms and reception rooms, each graciously spacious. This residence comes with that homely feel and ample retreat for those seeking functional space that can be adapted to your needs, along with a garden that's seen in magazines!

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.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.



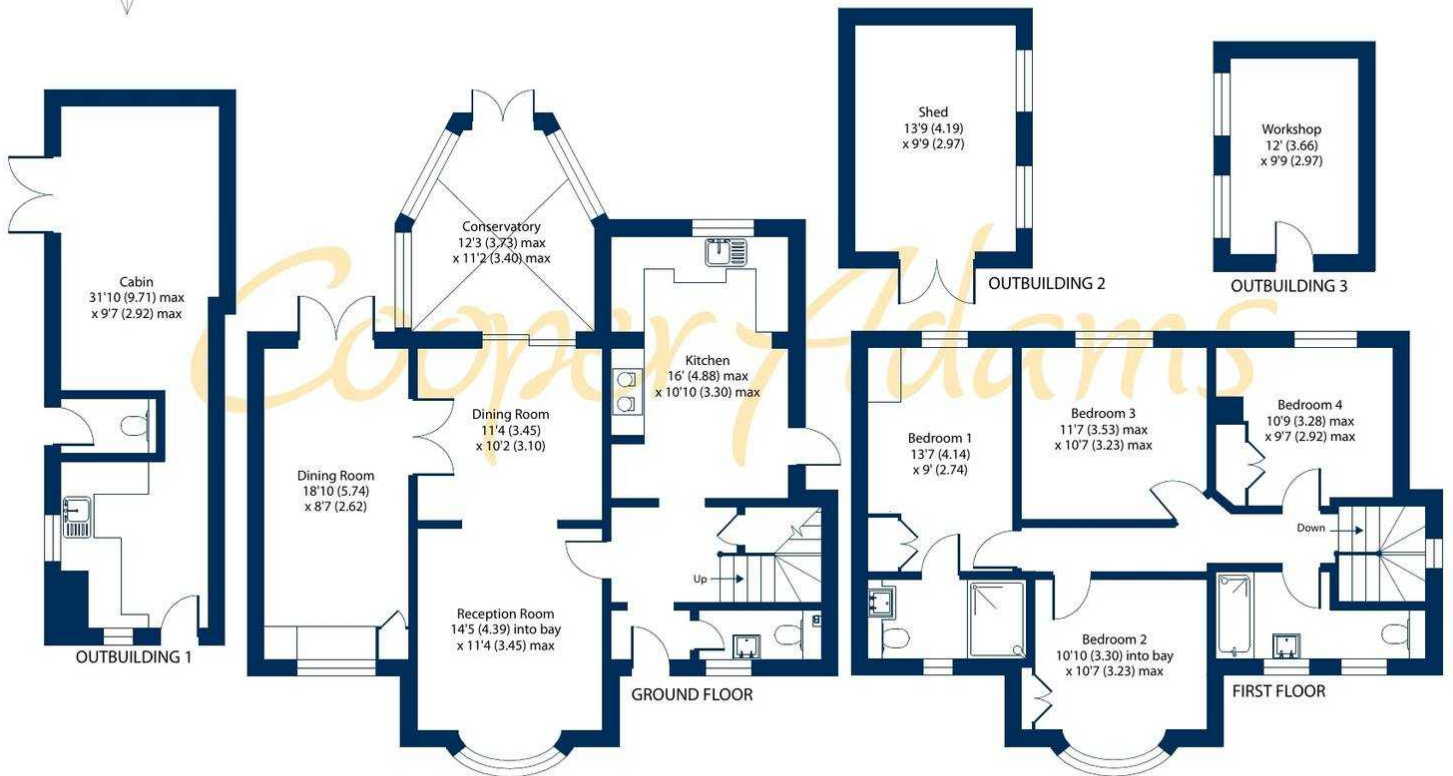
Lansdowne Way, Angmering, Littlehampton, BN16

Approximate Area = 1579 sq ft / 146.7 sq m

Outbuilding(s) = 518 sq ft / 48.1 sq m

Total = 2097 sq ft / 194.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Cooper Adams Estates Limited. REF: 1023182

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