



Merryfield Crescent, Angmering, BN16 4DA

Freehold

Three-bedroom mid-terrace property • Family bathroom with separate toilet • Spacious rear garden • Local to the village, schools, shops and bus routes • Garage • Open plan sitting/dining room

Cooper Adams

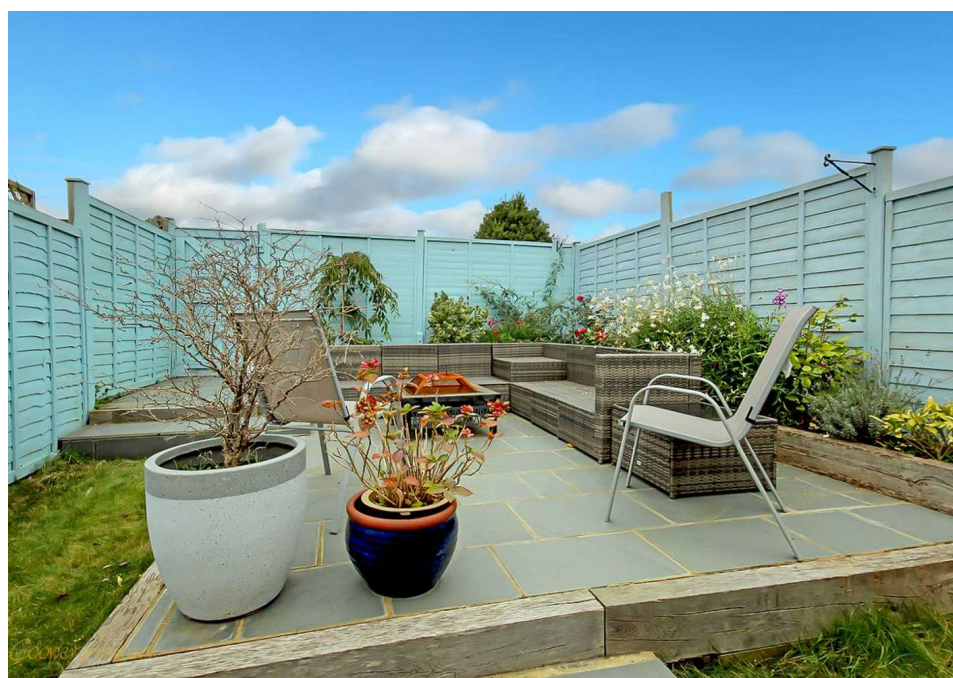
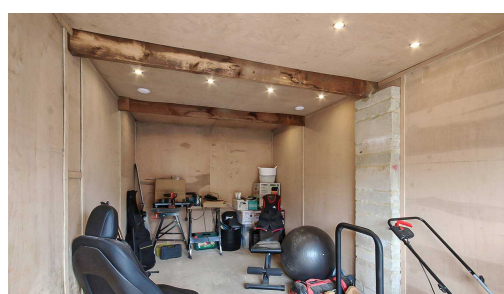
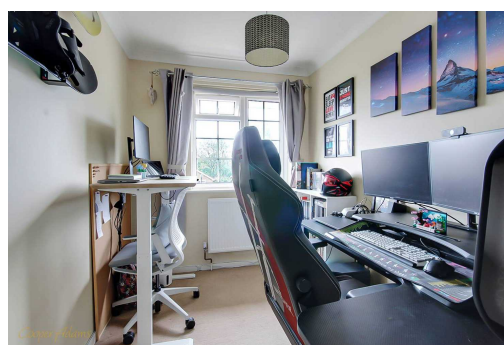
This three-bedroom mid-terrace home is ideal for a growing family or first-time buyers. Offering excellent hosting potential, the property features an open-plan dining and sitting room that flows into your kitchen, perfect for entertaining. The accommodation includes two generous double bedrooms and a single bedroom, which can serve as a nursery or home office. The family bathroom is complemented by a separate toilet for added convenience. Outside, the landscaped garden provides an area, ideal for evening gatherings or relaxing in the sun. Additionally, the property benefits from a garage, offering great storage solutions.

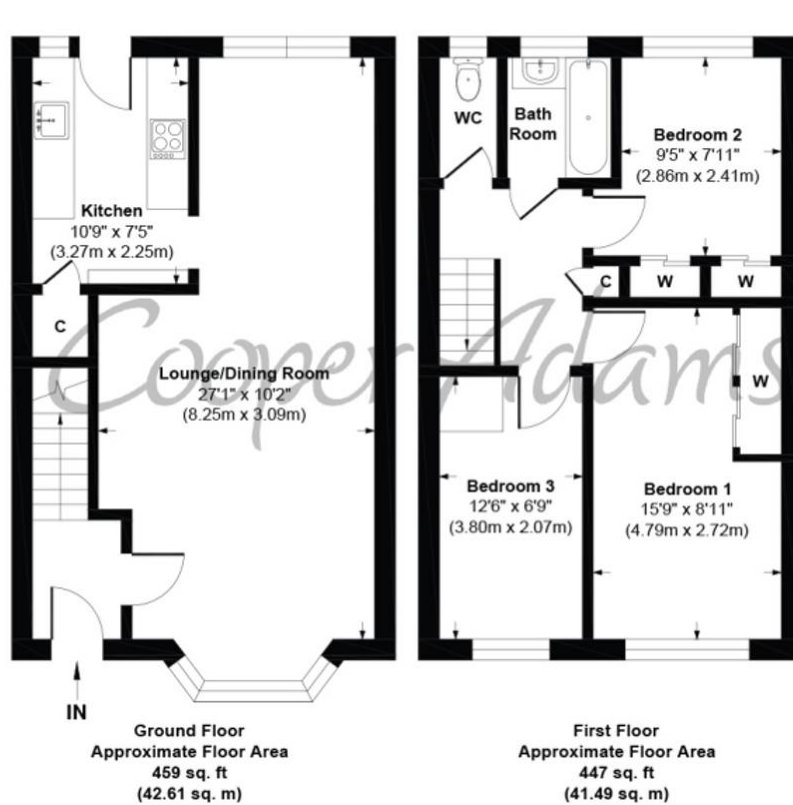
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC.

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.





Merryfield Crescent, Angmering, BN16
Approx. Gross Internal Floor Area 906 sq. ft / 84.10 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale

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