



Cumberland Road, Angmering, BN16 4BG

*'An unspoilt little gem in the heart of Old Angmering, three minutes walk from the pretty village centre.'*

A three double bedroom terraced house • Fully fitted kitchen • Sitting/dining room • Bathroom • Downstairs cloakroom • Conservatory • Pretty enclosed garden • Garage and driveway • Walking distance to shops and amenities • Secure courtyard

*Cooper Adams*



Situated in this sought-after and serene part of Old Angmering, a three double bedroom terraced house offering an exceptional opportunity to purchase an original and solid home built in 1965. The property also includes a fully fitted kitchen and bathroom. A spacious sitting/dining room and a ground floor cloakroom.

The front has a pretty feature garden, drive parking, a garage and a secluded and secure sunny courtyard. At the rear is a spacious conservatory opening onto a pretty mature manageable cottage garden.

Conveniently situated within three minutes' walk to local shops and amenities, this property has everything on its doorstep. Residents of this friendly community also enjoy the convenience of a regular bus service at the top of the street, with Angmering station a short twenty-five minute walk away.

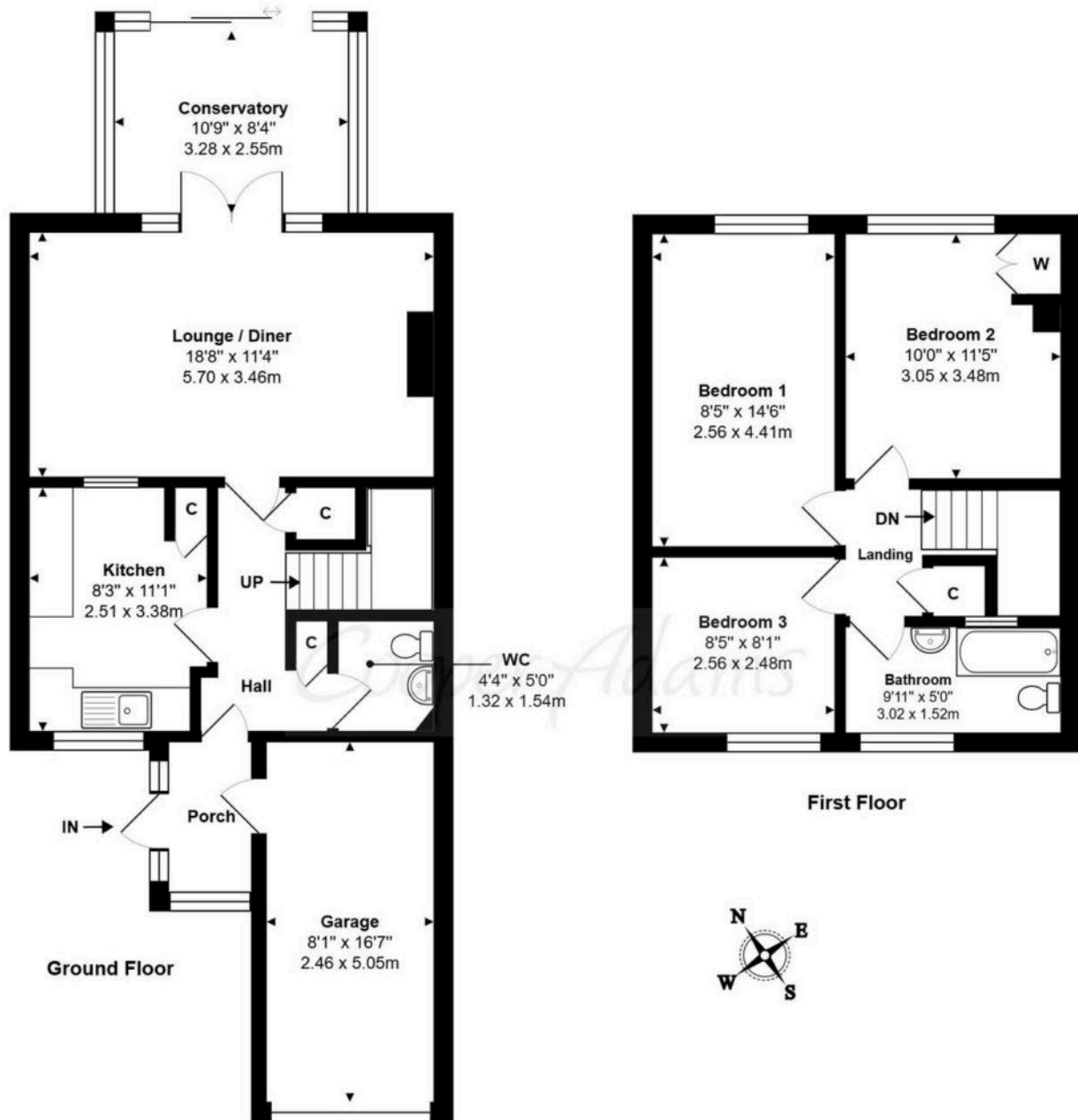
Meticulously upgraded, the kitchen and bathroom are tastefully finished giving this home a welcoming feeling. The property is ready to move into with quality carpets and curtains and many fixtures and fittings being included by the seller to make the new owner feel at home straight away.



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.





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**Total Area: 1124 ft² ... 104.4 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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