



## Water Lane, Angmering, BN16 4EJ

Tenure Freehold

Charming three double bedroom end of terrace house • Sitting room with fireplace • First floor spacious bathroom • Large garden • Driveway for one car • Close to village shops and amenities • For more information please visit Cooper Adams' website

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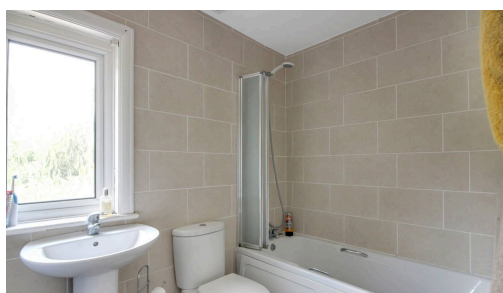


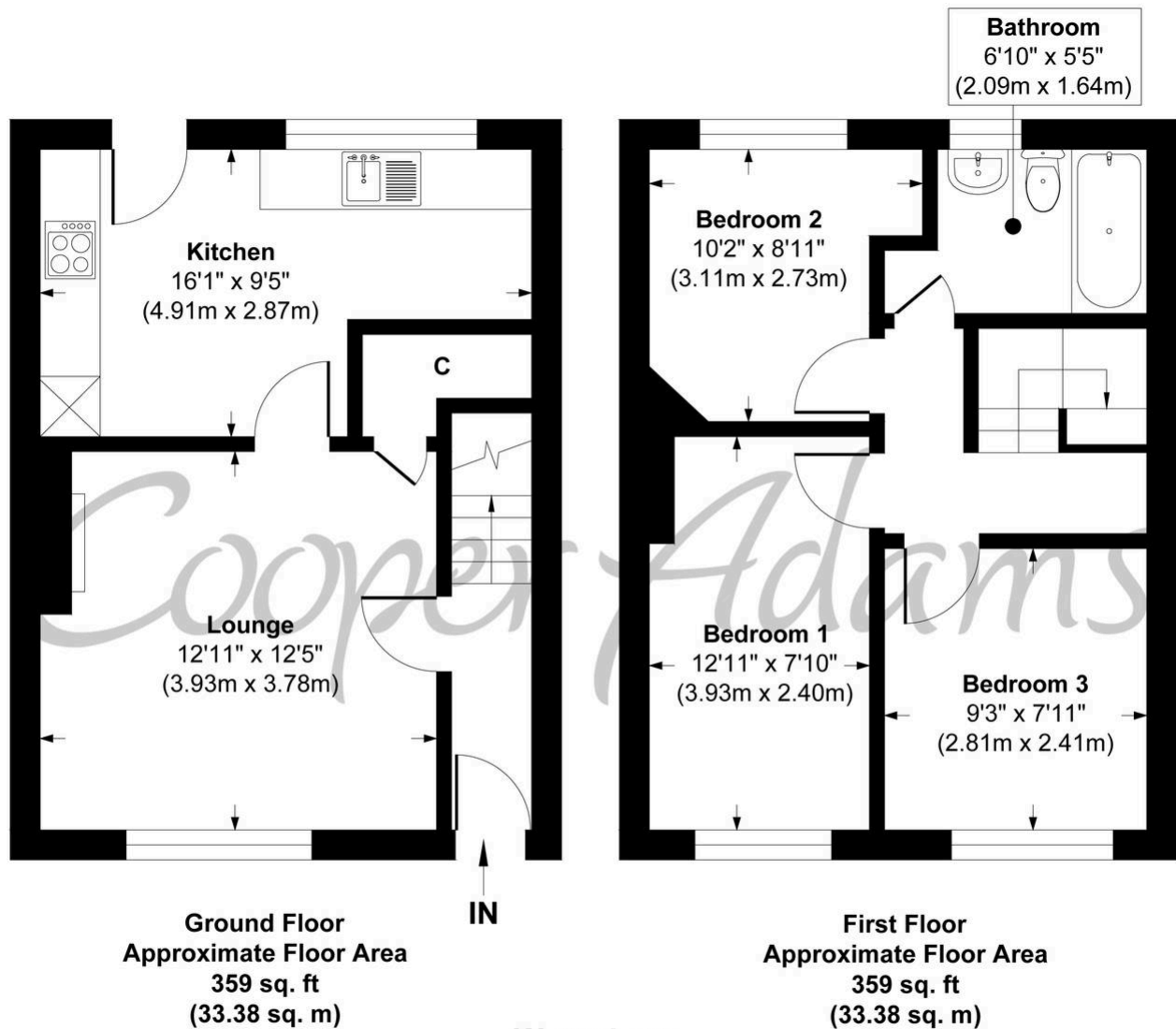
Introducing this delightful three bedroom end of terrace house, offering a charming and comfortable living space. The property boasts a well-equipped kitchen with ample storage, perfect for culinary enthusiasts. The inviting sitting room features a cosy fireplace, creating a warm and inviting atmosphere. Upstairs, a spacious bathroom provides convenience and comfort for residents.

The property benefits from a large garden, ideal for outdoor relaxation and entertaining. A driveway for one car ensures convenient parking, adding to the property's practicality. Situated close to village shops and amenities, residents can enjoy easy access to local conveniences and services.



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.





Water Lane

Approx. Gross Internal Floor Area 718 sq. ft / 66.76 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band C, EPC Energy Efficiency Rating D, EPC Environmental Impact Rating D

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