

## Alexander Avenue, Angmering, BN16 4PQ

Offers in Excess of £700,000

Immaculately presented four double bedroom detached house • Large high-spec kitchen/dining room • Impressive double garage with vaulted ceiling • Beautiful landscaped garden • Popular Angmering location within walking distance to schools, shops and amenities • For more information please visit the Cooper Adams website

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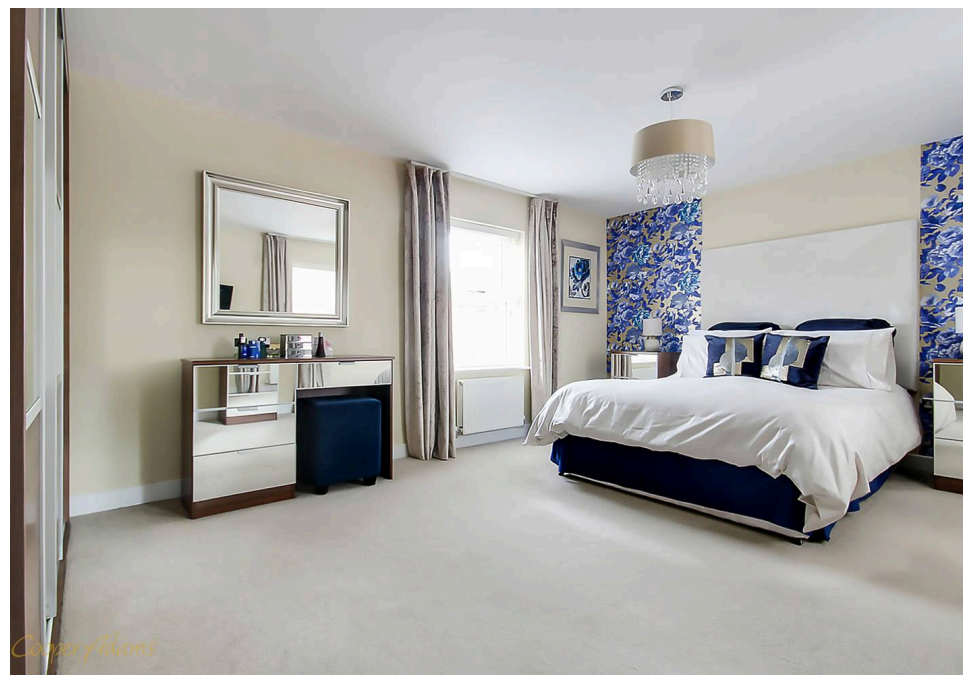
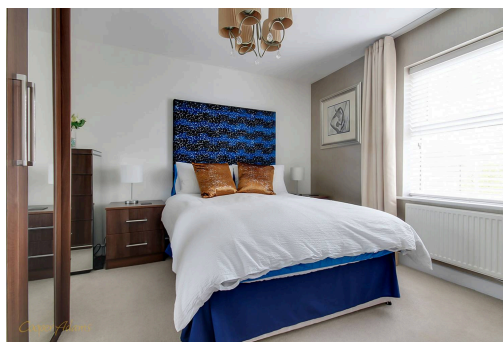


Nestled in a highly sought-after pocket of Angmering, this exceptional four-bedroom detached home effortlessly combines refined luxury with everyday comfort. Formerly a David Wilson show home, it has been meticulously maintained and finished to an outstanding standard throughout. At the heart of the property lies a stunning, high-spec kitchen/dining space, complete with granite worktops, integrated appliances, and a built-in wine fridge. The triple-aspect living room is a true showstopper—bathed in natural light and opening directly onto the professionally landscaped rear garden, creating a seamless indoor-outdoor flow. A spacious entrance hall, dedicated study, practical utility room, and an impressive double garage with vaulted ceiling further elevate the home's appeal. Each of the four double bedrooms offers generous proportions, including a beautifully appointed ensuite to the principal bedroom, making it ideal for families or those craving extra room to grow or work from home. Positioned within walking distance of local schools, shops, and charming village pubs, this home also benefits from off-road parking, a downstairs cloakroom, and two stylish bathrooms.

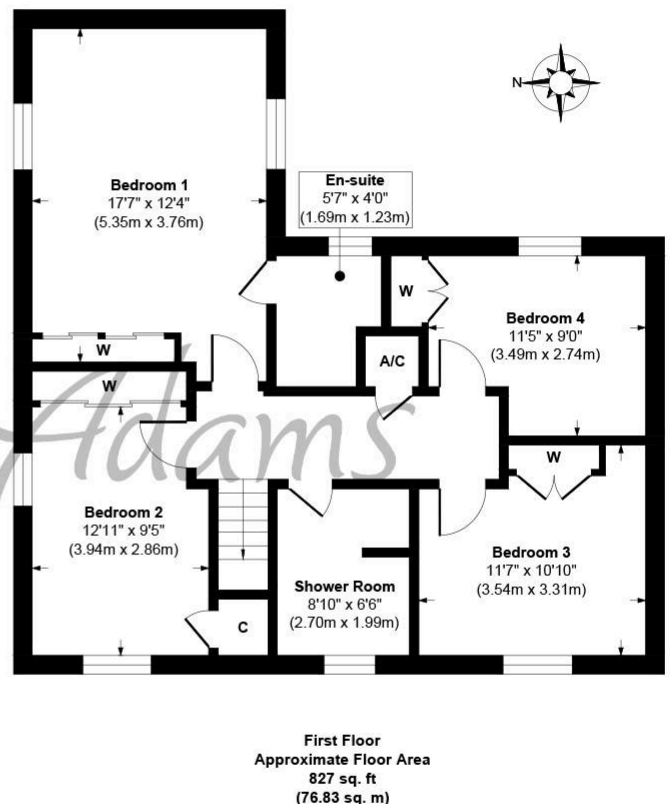
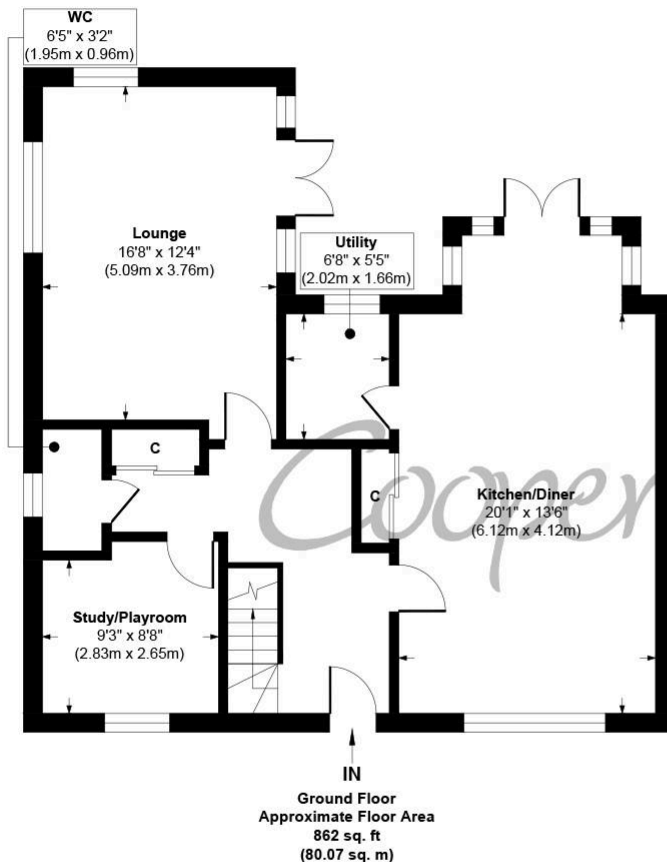


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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

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.



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**Alexander Avenue, Angmering, BN16 4PQ**  
**Approx. Gross Internal Floor Area 1689 sq. ft / 156.90 sq. m**

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

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