



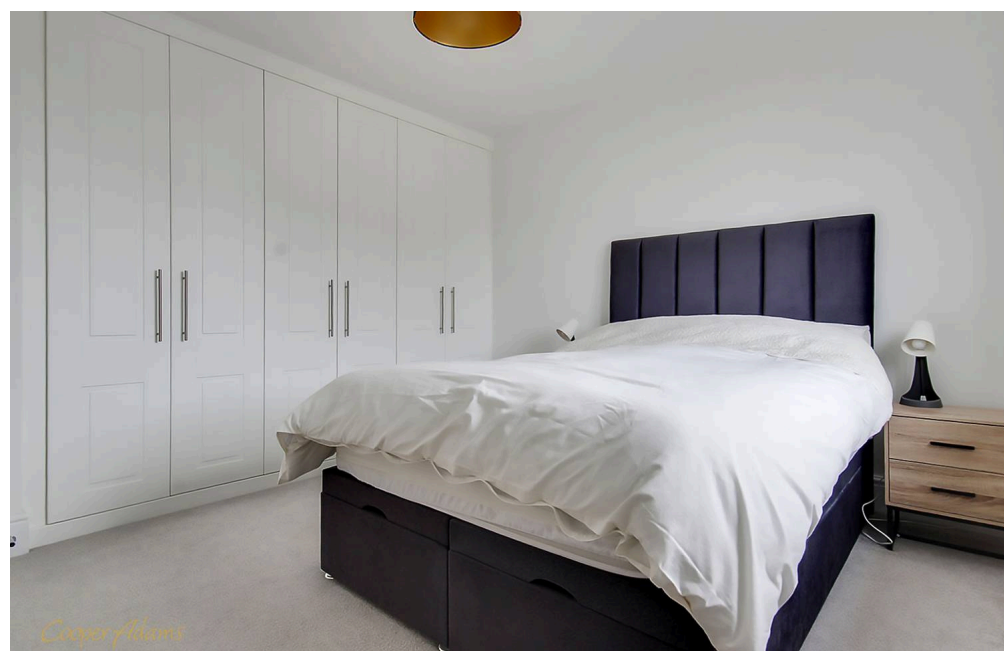
Avocet Drive, Angmering, BN16 4QL

Freehold

Immaculately presented four bedroom house • Popular Herons Park development • Two reception rooms • Garage and parking for two cars • Walking distance to Angmering village and amenities • For more information visit the Cooper Adams website

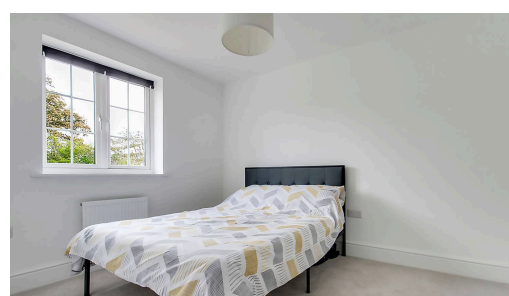
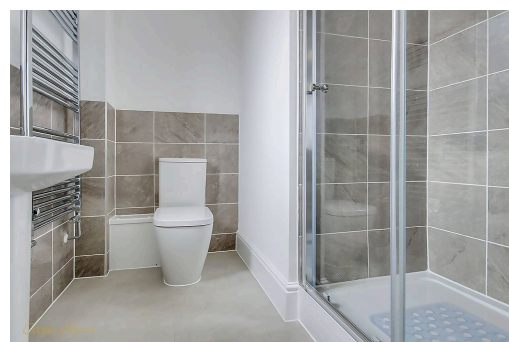
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Welcome to this beautifully presented four-bedroom detached home, ideally located in the highly sought-after Herons Park development. Step inside to a generous entrance hall that sets the tone for the rest of the home. From here, you'll find two versatile reception rooms, a sitting room and a formal dining/playroom/crafts room. The well-appointed kitchen/breakfast room is a true heart of the home, featuring double doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. A separate utility room, also with garden access, adds extra convenience for busy family life. Upstairs, the main bedroom offers ample fitted wardrobes and a private en-suite shower room for your comfort. Three additional bedrooms provide flexible options for family, guests, or a home office, with two being generous doubles. A modern family bathroom completes the upper floor. Outside, the property continues to impress with a good-sized garden and a patio area, perfect for outdoor entertaining, summer barbecues, or simply relaxing in the sun. A large single garage offers secure storage or parking, while the driveway accommodates two additional vehicles and includes an electric car charging point.

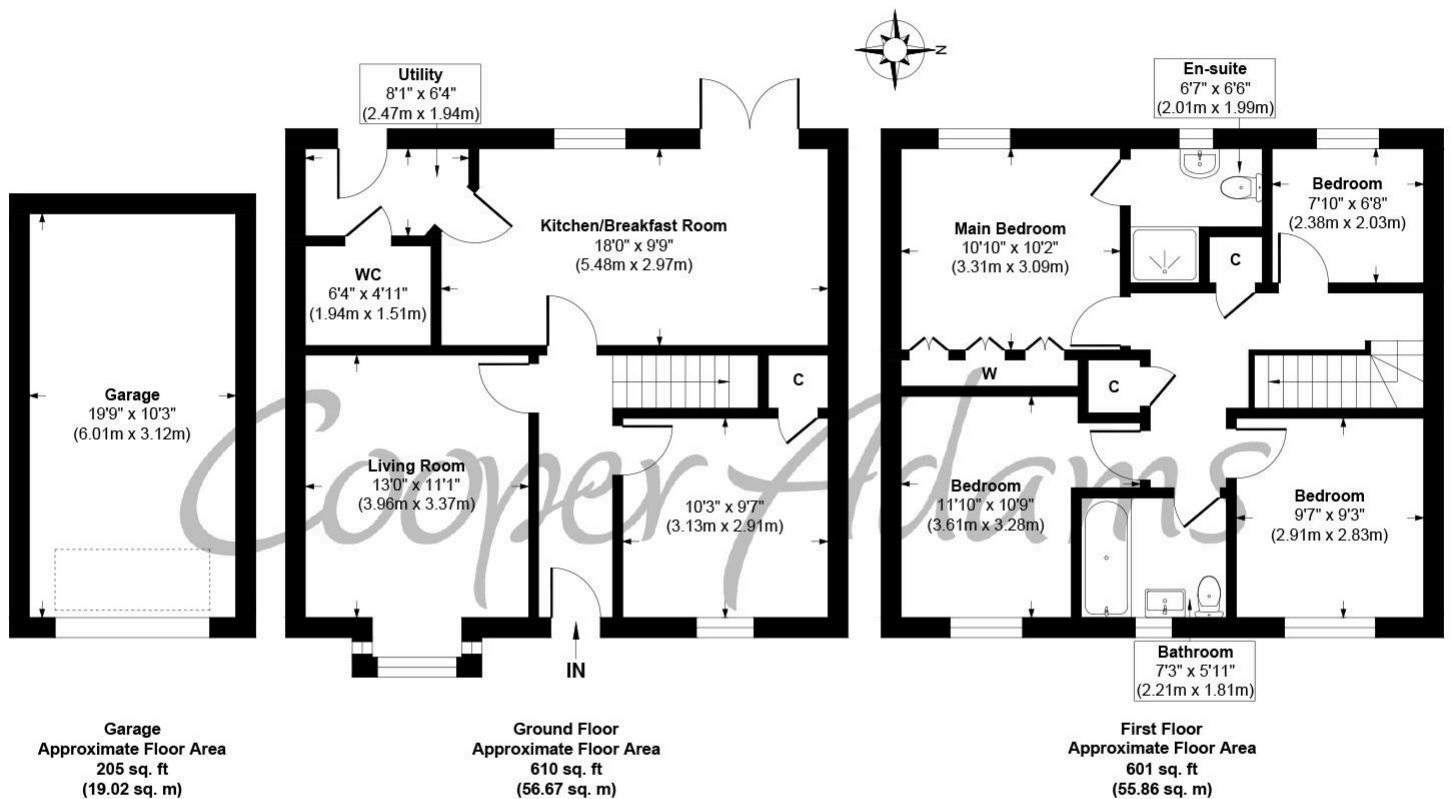


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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



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Avocet drive, Angmering, BN16 4QL
Approx. Gross Internal Floor Area 1416 sq. ft / 131.55 sq. m

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

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