



Ham Manor Close, Angmering, BN16 4JD

Freehold

Spacious immaculately presented detached family house • Four bedrooms • Beautiful west facing garden • Double garage •
 Located in a private quiet cul-de-sac • For more information visit the Cooper Adams website

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Discover this exceptionally spacious detached four-bedroom home, tucked away in a quiet cul-de-sac. An enclosed porch opens into an impressive hall, leading to a fully fitted kitchen with direct access to the west-facing garden. The large sitting room flows into a bright conservatory with garden doors. The ground floor includes an outstanding main bedroom suite with extensive fitted wardrobes and an elegant en-suite with separate shower, plus a utility room, dining room, cloakroom/WC and shower room.

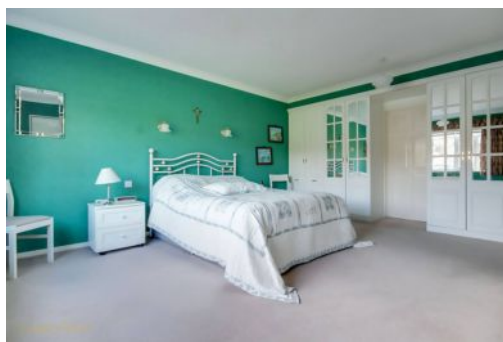
Upstairs offers a double-aspect double bedroom with eaves storage, another generous double with fitted wardrobes, a single bedroom, a family bathroom, and an airing cupboard.

Outside, the private west-facing garden features a spacious patio, mature planting, and a tranquil pond. At the front, a double garage with electric door and an in-and-out driveway provide excellent convenience and kerb appeal.

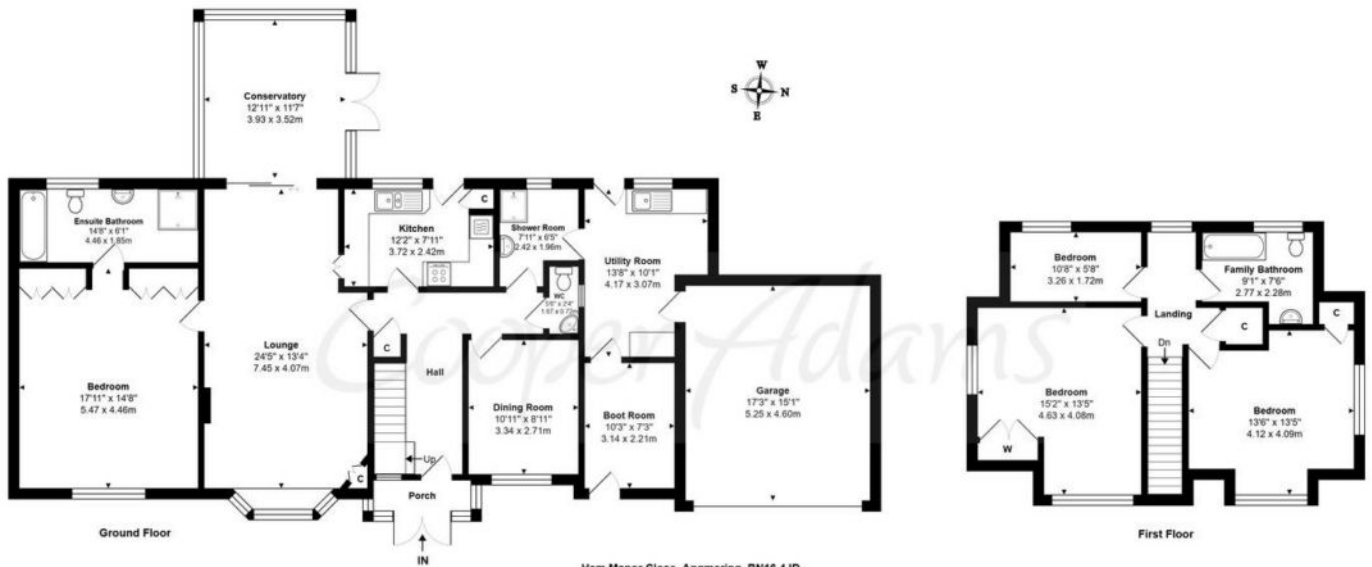


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to 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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Total Approx. Floor Area 2380 ft² ... 221.1 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by: Not Image 2/20



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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