

# REDWOOD & SONS

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## Fairlawn Station Road

Angmering, BN16 4HN

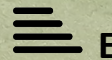
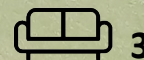
**Asking price £625,000**

Welcome to this charming chalet bungalow located on the corner of Mill Road (first drive on the left) off Station Road in the picturesque village of Angmering. Situated on a generous plot, this property benefits from flexible accommodation including: spacious entrance hall; downstairs cloakroom; fitted kitchen / breakfast room with pantry; utility area; dining room and separate living room, both overlooking the front of the property; conservatory with patio doors opening onto the feature garden; two ground-floor double bedrooms both with a range of fitted wardrobes, drawer units and bay windows. Two additional double bedrooms, both with eaves storage, are on the first-floor together with the family bathroom. The property is accessed via a path leading to the front entrance, and is surrounded by the good-sized feature garden on all sides, the majority being south-facing, with lawn, patio, mature shrub borders, garden shed and greenhouse. The driveway provides parking for 3/4 cars in front of the detached single garage. EPC - E. Council Tax Band - F. Tenure - freehold.

- Detached chalet bungalow
- 4 double bedrooms
- Kitchen / breakfast room
- Living room
- Dining room
- Conservatory
- Downstairs cloakroom
- Utility room
- Bathroom
- Large garden, garage & parking

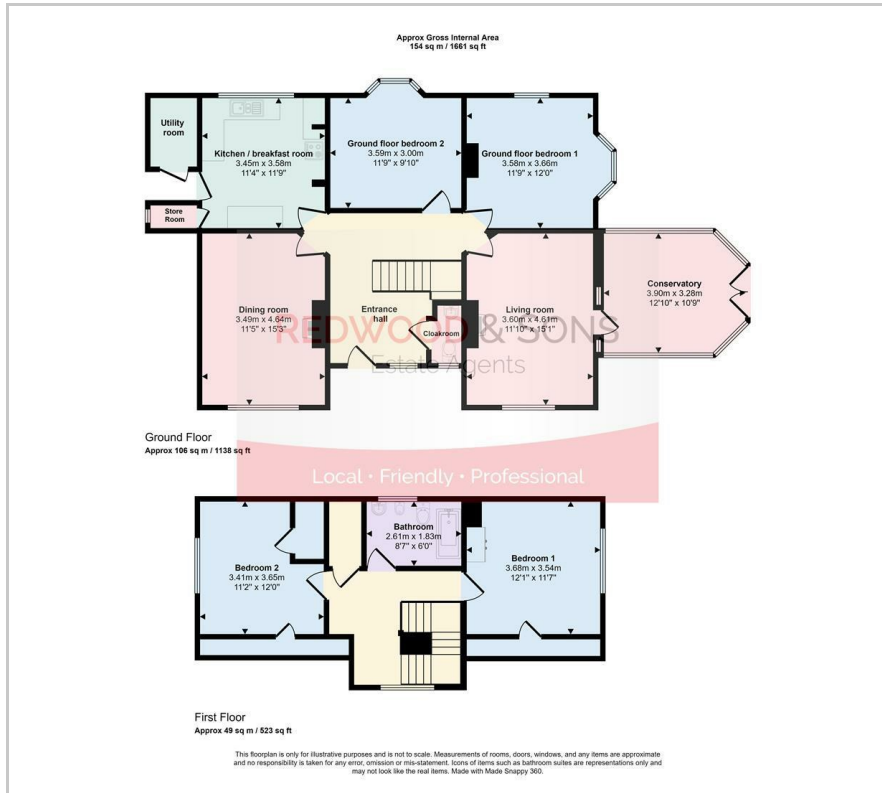
### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.





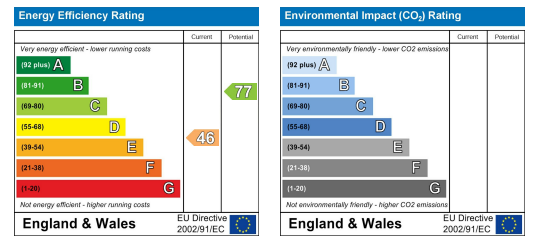
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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