



Plot Eighty 80 Ecclesden Park, Angmering, BN16 4ED  
Prices From £499,995

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Estate and letting agents





A newly built and ready to move into four bedroom, two bathroom detached family home located in the popular Ecclesden Park, Angmering built by David Wilson Homes. Briefly the property comprises: entrance hall, lounge, open plan kitchen/family/dining room, downstairs wc, landing, four bedrooms with bedroom one featuring en-suite and further family bathroom. Externally the property benefits from a private rear garden, private driveway with standing for two vehicles and a detached garage. CHAIN FREE.

- CHAIN FREE
- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Bathroom and Ensuite
- South Aspect Rear Garden
- Garage
- Private Driveway
- Ecclesden Park, Angmering









### Entrance Hall

Radiator. Flooring. Stairs to first floor landing. Understairs storage cupboard.

### Ground Floor WC

2.18m x 0.89m (7'2 x 2'11)

Close coupled wc. Pedestal wash hand basin with mixer tap. Radiator. Flooring. Extractor fan. Double glazed window.

### Kitchen/Family/Dining Room

5.36m x 4.29m (17'7 x 14'1)

Work surface having inset stainless steel sink with swan neck mixer tap and drainer board. Five ring gas hob with glass splashback and cooker hood above. Fitted oven. Integrated fridge/freezer and dishwasher. Excellent range of modern and matching base units, cupboards, drawers and eye level wall units.

UTILITY CUPBOARD: Roll top work surface. Washing machine. 'Ideal' combination boiler supplying gas central heating and hot water.

Radiator. Double glazed window. Double glazed French doors to GARDEN. Flooring.

### Lounge

4.93m x 3.10m (16'2 x 10'2)

Double glazed window to front. Radiator.

Stairs from entrance hall to:

### Landing

### Bedroom One

4.50m x 2.79m (14'9 x 9'2)

Double glazed window to front. Radiator. Door to:

### Ensuite

2.03m x 1.85m (6'8 x 6'1)

Step in shower tray with tiled surround, glazed sliding door and wall mounted chrome shower. Close coupled wc. Pedestal wash hand basin with mixer tap. Vertical radiator. Extractor fan. Double glazed window. Flooring.

### Bedroom Two

4.17m max x 2.79m (13'8 max x 9'2)

Double glazed window to rear. Radiator. Built in wardrobe.

### Bedroom Three

2.92m x 2.74m (9'7 x 9')

Double glazed window to rear. Radiator.

### Bedroom Four

1.98m x 1.68m (6'6 x 5'6)

Double glazed window to front. Radiator.

### Outside

### Rear Garden

6ft fence surround. Patio area. Outside tap. Majority laid to lawn.

### Driveway

Parking for 2 vehicles. Electric charging point. Leading to:

### Garage

Up and over door.

### Energy Efficiency

An energy-efficient new build home could be up to 64% cheaper to run. David Wilson Homes use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss.

### Location

- Close to Ofsted rated Good schools
- Excellent transport links to coastal towns and the capital
- Under a mile and a half to Angmering train station
- Just over two miles from the beach
- Convenient access to the A27 both East and West bound

### Council Tax Band

Council tax band: To be Confirmed

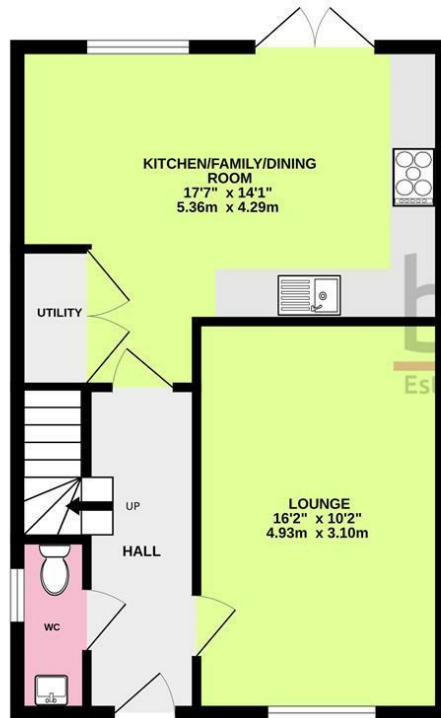
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

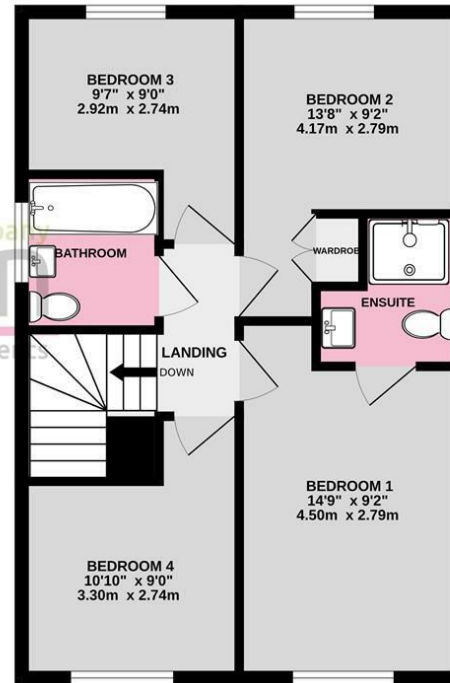




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

