



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



33 Avocet Drive
Angmering, BN16 4QL

£1,400 Per month

Council Tax Band C



OPEN HOUSE MONDAY 29TH JULY - By Appointment Only. James & James Lettings are delighted to offer this recently built TWO BEDROOM HOUSE situated within the Herons Park development in Angmering. The property boasts modern fixtures and fittings and plenty of storage. Accommodation comprises; Entrance hall, ground floor cloakroom, lounge, kitchen diner (with integrated appliances), two first floor bedrooms, ensuite and further bathroom. Externally the property features a rear garden and two allocated parking spaces

Situated within easy reach of Angmering Village, equipped with local shops and amenities. For access out of Angmering, the A27 can be found close by. Offered to let Unfurnished and available from early August 2024



ENTRANCE

Entrance Hall

Ground Floor Cloakroom

Lounge
14'5 x 12'1 max (4.39m x 3.68m max)

Kitchen Dining Room
15'4 x 8'11 (4.67m x 2.72m)

FIRST FLOOR LANDING

Bedroom One
12'0 x 10'6 max (3.66m x 3.20m max)

Ensuite Shower Room

Bedroom Two
10'8 x 8'1 (3.25m x 2.46m)





Bathroom
OUTSIDE
Rear Garden
Two Parking Spaces



Floor Plan

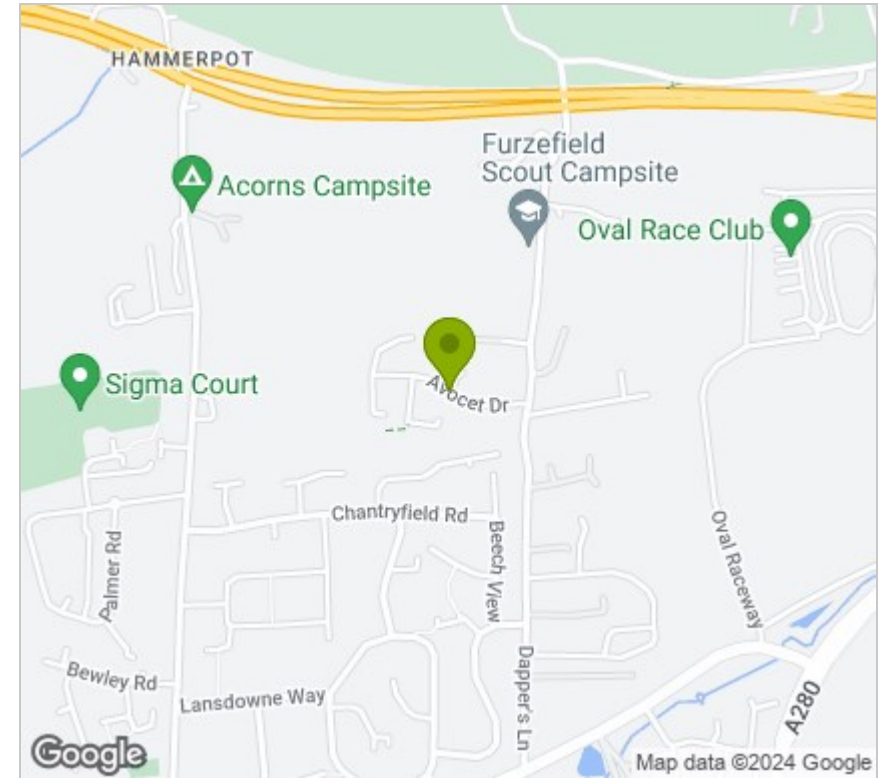


Viewing

Please contact our James & James Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

