



Sage Place, Angmering, West Sussex, BN16
Guide Price **£475,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Situated on the sought-after Cresswell Park development
- Remainder of NHBC warranty
- Offered chain free
- Four bedrooms and three bathrooms (two en-suites)
- Contemporary kitchen and spacious open-plan living/dining area
- Excellent garden for the development, ideal for entertaining
- Attached garage and private driveway parking
- Within walking distance of Angmering village amenities and local schooling
- Great transport links via Angmering station, A27, A24 and A259
- Close to Rustington's shops, East Preston beach and the Angmering Park Estate



Jacobs Steel East Preston is excited to present this stylish modern home on the sought-after Cresswell Park development in Angmering. Just six years old and chain free, it offers open-plan living, three/four bedrooms, garage, and a generous garden within walking distance of village amenities and Angmering station.



Jacobs Steel East Preston is excited to present this beautifully styled four bedroom modern home, located on the highly sought-after Cresswell Park development in Angmering – an area well known for its open green spaces, friendly community feel, and close proximity to the village centre. Built around six years ago and offered chain free, this contemporary three-storey home combines stylish design with excellent practicality, extending to approximately 1,241 sq ft including the garage, and benefitting from the remainder of its NHBC warranty.

The bright and spacious interior features a welcoming hallway, cloakroom/WC, and a sleek, well-fitted kitchen which opens into an impressive open-plan living and dining area with French doors leading out to the rear garden – perfect for entertaining or relaxed family living. Upstairs there are three well-proportioned bedrooms and a modern family bathroom, while the top floor offers a superb principal suite with fitted wardrobes and a contemporary en-suite shower room.

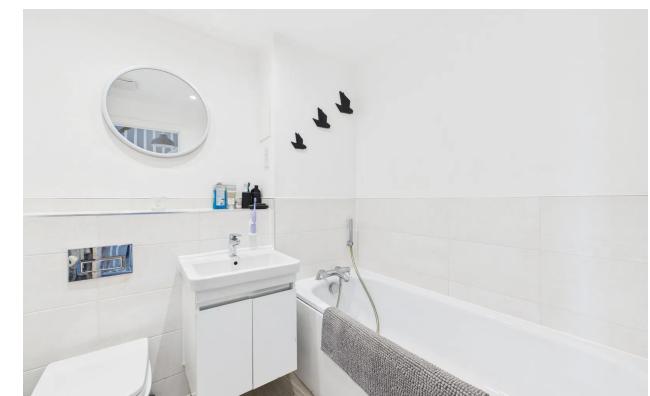
Outside, the property enjoys one of the better-sized gardens for this popular development, attractively landscaped with a level artificial grass lawn and decked terrace that catches the afternoon sun. A shed toward the rear is a handy store for garden paraphernalia. There is also an attached garage and private driveway providing off-road parking.

Cresswell Park itself is a well-planned, family-friendly development with plenty of open spaces and landscaped areas including children's play equipment, all within an easy walk of Angmering village amenities. The village offers a gastropub, fish and chip shop, cafes, convenience stores, and a real sense of community, while larger supermarkets such as Sainsbury's and Aldi are only moments away. Nearby The Angmering School is highly regarded, making this an ideal choice for families.

A short drive leads to Rustington's thriving shopping centre, the beaches at East Preston and Rustington, and the stunning Angmering Park Estate with miles of countryside walks and bridle paths. The historic town of Arundel, with its castle, cafés and boutique shops, also lies close by.

For commuters, Angmering mainline station offers regular services to London Victoria, Brighton and Chichester, while the A27, A24 and A259 provide excellent road connections across the South Coast and towards Gatwick Airport.





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.