



## Delfont Grove, Angmering – BN16 4QJ

£565,000 Freehold

Stylish Three Bed Modern Home Built in Recent Years • Impressive, Open Plan Contemporary Kitchen with Island • Separate Dining Space and Bifold Doors to Garden • Separate Living Room with Bay Window • Statement, Landscaped Gardens Front and Rear • Extremely Generous Plot Size • Off Road Parking, Solar Panels and Electric Car Charging Point • Ground Floor with Underfloor Heating • Striking Main Bathroom and Ensuite





Introducing this exceptional three-bedroom detached home, set within an exclusive leafy development of just nine houses on a private road. Built in recent years with a meticulous eye for detail, this stylish modern residence perfectly balances contemporary design with comfort.

At its heart lies an impressive open-plan kitchen, showcasing premium integrated appliances, expansive work surfaces, and a sleek central island, complemented by a separate dining area. Bi-folding doors open directly onto the beautifully landscaped gardens, while a separate bay-fronted living room offers a cosy retreat for more intimate moments.

Upstairs, the principal bedroom is enhanced with fitted wardrobes and a chic en-suite, with two further bedrooms served by a striking main bathroom. The home sits on an exceptionally generous side plot with manicured gardens that provide a stunning backdrop from every angle – plus a log cabin currently used as a gym which could also be a wonderful home office.

Practicality and sustainability are built in, with solar panels, an electric vehicle charging point, and off-road parking for two vehicles. Within walking distance of local shops and amenities, this is more than just a house – it is a sanctuary offering elegance, efficiency, and an enviable lifestyle in a sought-after setting.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B. EPC Environmental Impact Rating: B









### **Kitchen/Dining Room**

19' 3" x 12' 3" (5.87m x 3.73m)

An elegant, contemporary fitted kitchen with premium integrated appliances, expansive work surfaces, and a statement central breakfast island, seamlessly flowing into a sophisticated dining area.

### **Living Room**

15' 4" x 12' 1" (4.67m x 3.68m)

Spacious separate living room for entertaining with feature bay window

### **Bedroom 1**

13' 7" x 10' 4" (4.14m x 3.15m)

Master bedroom overlooking rear garden with shower ensuite and fitted wardrobes

### **Bedroom 2**

15' 3" x 10' 6" (4.65m x 3.20m)

Generous second double bedroom

### **Bedroom 3**

13' 1" x 8' 6" (3.99m x 2.59m)

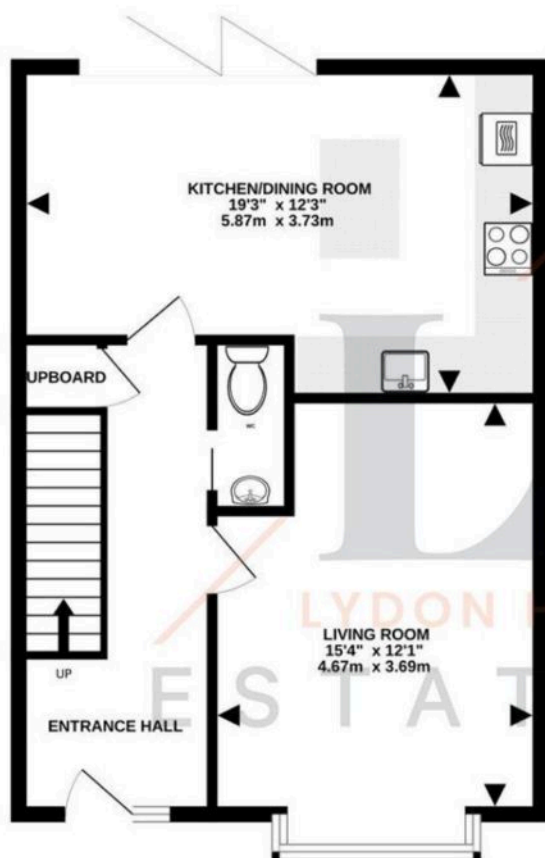
Bedroom three or alternate study, walk-in wardrobe or nursery



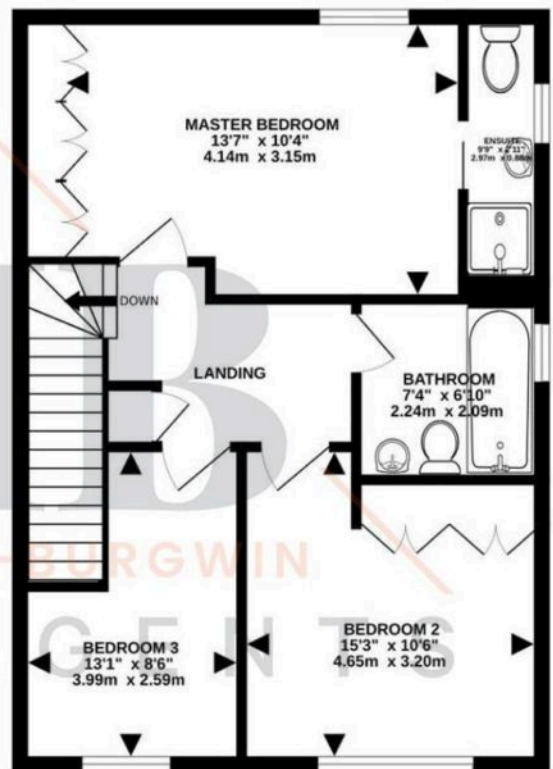








GROUND FLOOR



1ST FLOOR

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