



Ham Green North Drive, Angmering

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Offers In Excess of £1,100,000

Ham Green North Drive

Angmering, Littlehampton

An Exceptional Home with Uninterrupted Views of Ham Manor Golf Course! Perfectly positioned to capture sweeping views across the exclusive Ham Manor Parkland Golf Course, this remarkable residence combines refined elegance with modern comfort.

From the moment you step into the impressive reception hall, the sense of space and sophistication is undeniable. The interiors flow effortlessly, offering a superb balance between formal entertaining and relaxed family living. A beautifully proportioned lounge invites you to unwind, while the formal dining room, with its bi-folding doors, opens directly onto the landscaped gardens – perfect for alfresco dining and summer gatherings.

At the heart of the home, the bespoke kitchen and breakfast area showcases breath-taking views over the fairways, making everyday moments feel extraordinary. The ground floor also features a private study and a well-equipped gym, along with versatile bedroom accommodation that provides comfort and flexibility for guests or extended family.

Upstairs, the principal suite is a luxurious retreat, complete with a walk-in dressing room, indulgent en-suite bathroom, and private balcony – the perfect spot to enjoy morning coffee as the sun rises over the pristine greens. Additional bedrooms and sleek bathrooms continue the theme of space, comfort, and style, catering effortlessly to modern . . .



... family life. Outside, the property enjoys direct access to the golf course, as well as a magnificent garden designed for both relaxation and entertaining. Ample parking and a sense of seclusion add to its appeal. The location is every bit as impressive as the home itself.

A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's.

Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria— blending historic charm with modern convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

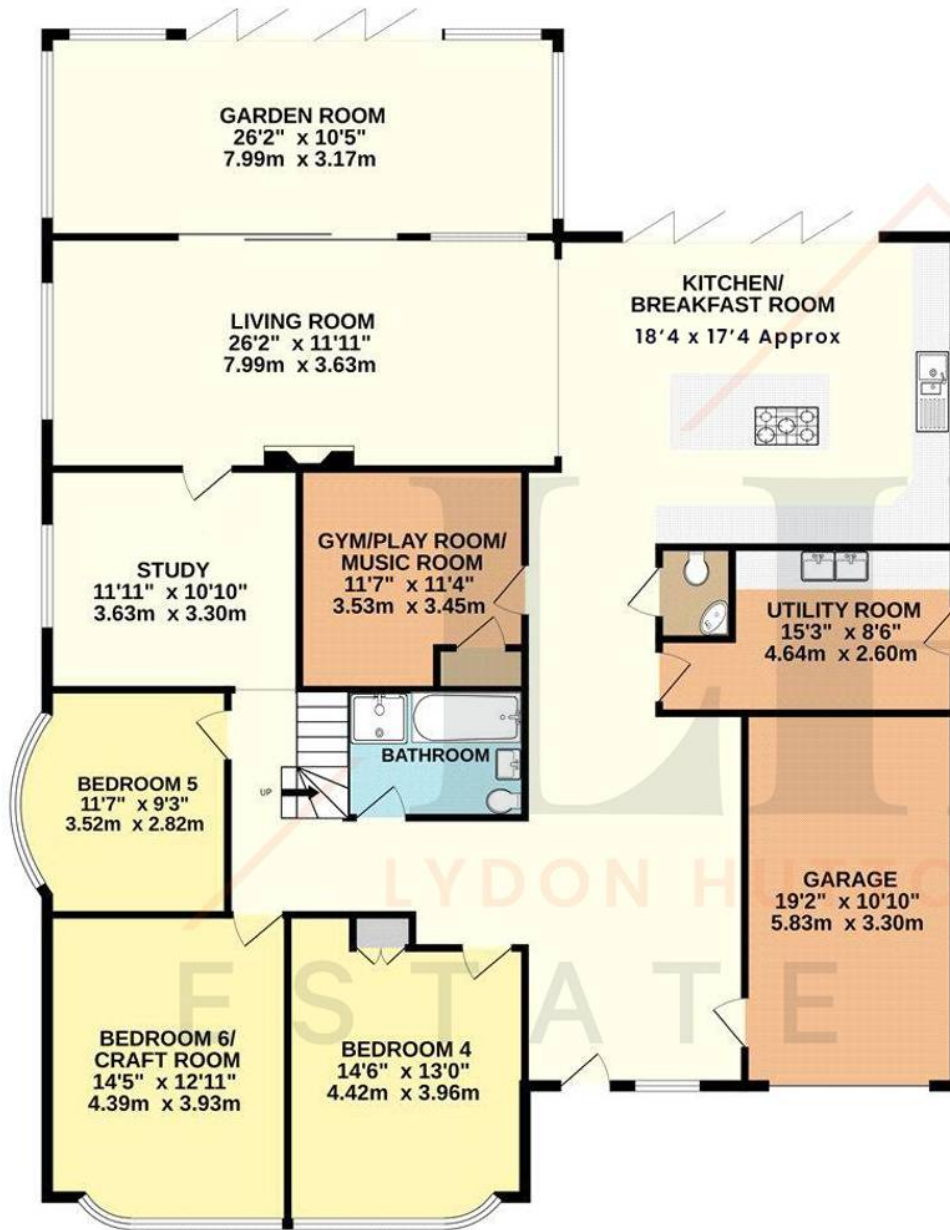




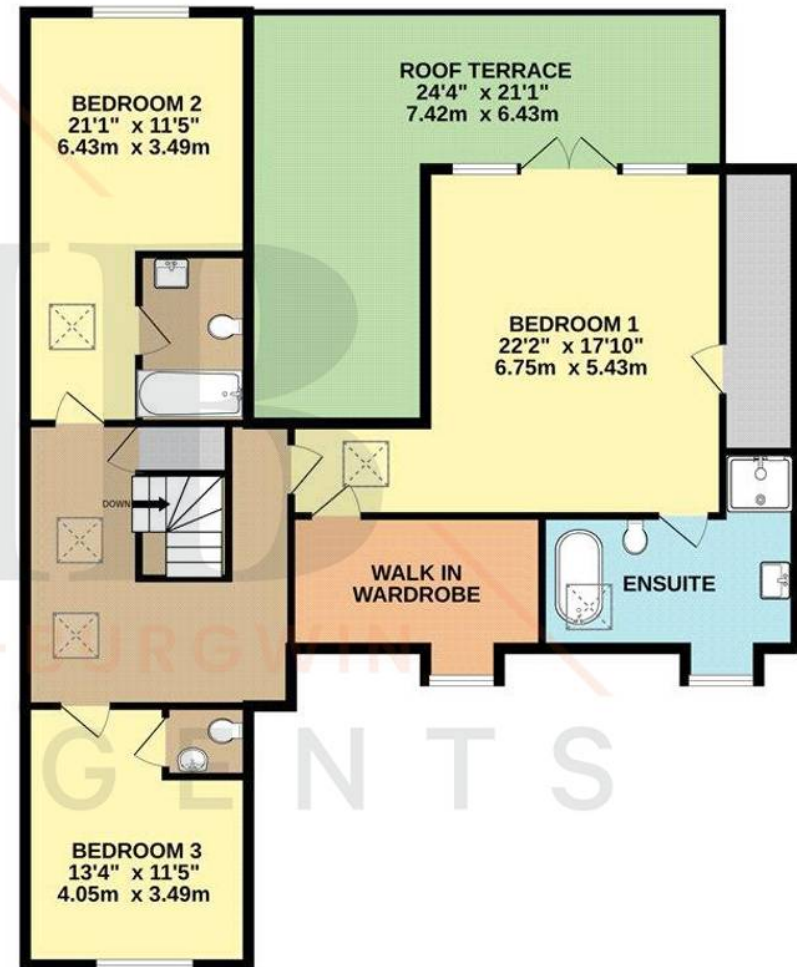




GROUND FLOOR
2476 sq.ft. (230.0 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 3628 sq.ft. (337.0 sq.m.) approx.

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