



Kays North Drive, Angmering

Guide Price £950,000

Kays North Drive

Angmering, Littlehampton

On arrival, this home immediately impresses with its vaulted entrance porch and enticing hallway, setting the tone for the exceptional living spaces beyond.

At its heart, the property offers a remarkable open-plan living room complete with a bespoke log-burning fireplace and striking floor-to-ceiling feature windows that flood the space with natural light. Flowing seamlessly into a dedicated dining and entertaining zone, the layout is designed for both grand occasions and everyday family living, with a versatile office or snug providing additional flexibility.

The bespoke kitchen and companion utility room are finished to the highest standard, perfectly balancing style and practicality, while a ground-floor cloakroom adds to the home's thoughtful design. Upstairs, three beautifully presented bedrooms create a calm and welcoming retreat. Each room has been finished with attention to detail, offering both comfort and elegance, while the refitted main bathroom suite provides a sophisticated sanctuary, combining modern fittings with timeless style.

The proportions and design ensure this residence delivers not only aesthetic appeal but also the functionality expected of a high-end family home.



The outdoor spaces are every bit as captivating as the interiors. The west-facing gardens enjoy excellent sunlight and are thoughtfully designed with multiple zones, including an enticing patio seating area for al fresco dining, a dedicated kitchen and BBQ space, and a concealed hot tub area, beautifully lit for evening enjoyment.

Completing the offering is a superb self-contained annexe, with separate sleeping areas for adults and children, a shower room, and a kitchenette – perfect for visiting guests, teenagers seeking independence, or potential AirBnB use. Together, these elements make this residence a truly exceptional opportunity in one of Angmering's most esteemed addresses.

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.

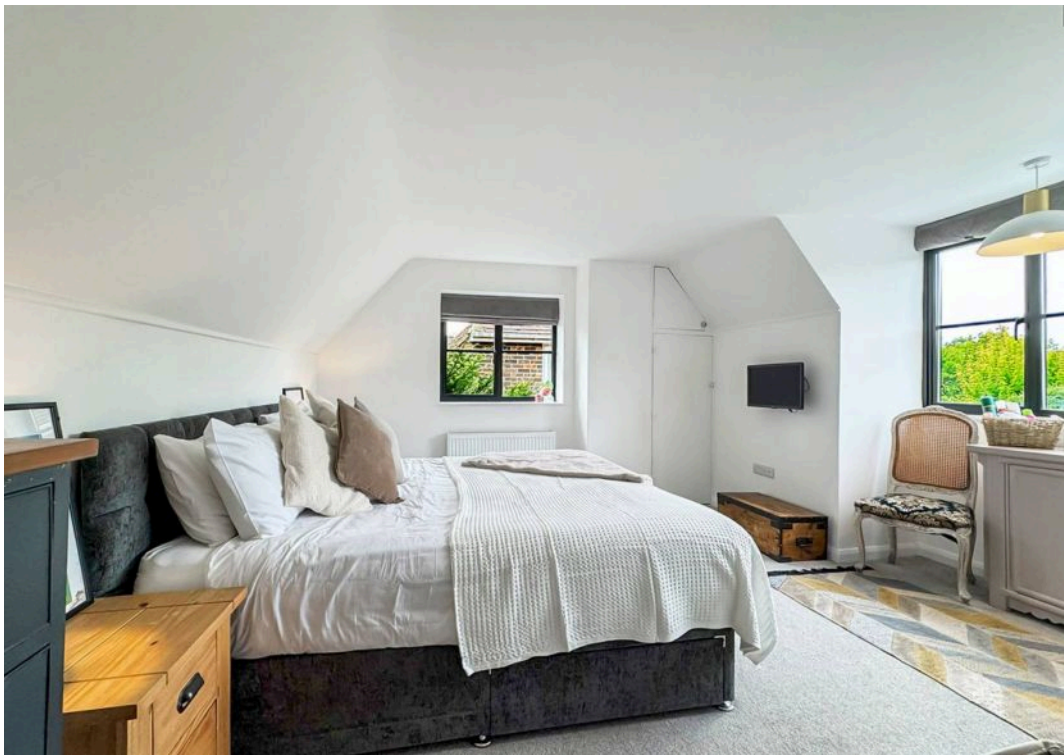
Council Tax band: F

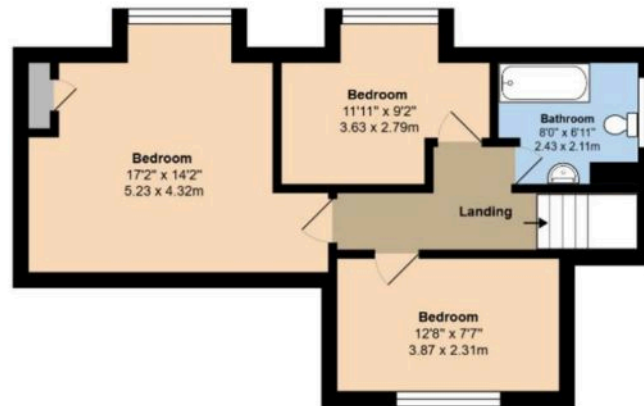
Tenure: Freehold

EPC Energy Efficiency Rating: c









First Floor



Ground Floor

Total Approx. Floor Area 2411 ft² ... 224.0 m² (Includes Garage & Garden Rooms)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.
Prepared by 1st Image 2025

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