



3 Foxall Gardens, Angmering – BN16 4RW

£495,000 Freehold

By CALA – Elegant four-bedroom detached family home with open-plan kitchen, dining and family space • Stylish glass doors leading to generous patio and private, turfed rear garden • Separate sitting room providing a cosy and relaxing retreat • Main bedroom with luxurious en suite for added comfort and privacy • Three further well-proportioned bedrooms and contemporary family bathroom • Covered carport offering protection from the elements • Ready to move into – includes all appliances, flooring, turf and garden shed.



The Hornbeam is an elegant four-bedroom detached home that makes a beautiful first impression. A spacious hallway leads into a bright open-plan kitchen, dining and family area – the true heart of the home. Stylish glass doors open onto a generous patio, allowing you to easily extend your living space outdoors. A separate sitting room offers a relaxed retreat for cosy evenings with family and friends. Upstairs, an elegant landing leads to four well-proportioned bedrooms and a contemporary family bathroom.

The main bedroom enjoys the luxury of its own en suite, creating a private sanctuary. A covered carport provides year-round protection from the elements. With all appliances, flooring, turf and a garden shed included, The Hornbeam is ready for you to move straight in and enjoy. Tenure Freehold. Service Charge: £378.00 per annum. Council Tax Band E. EPC Rating B.

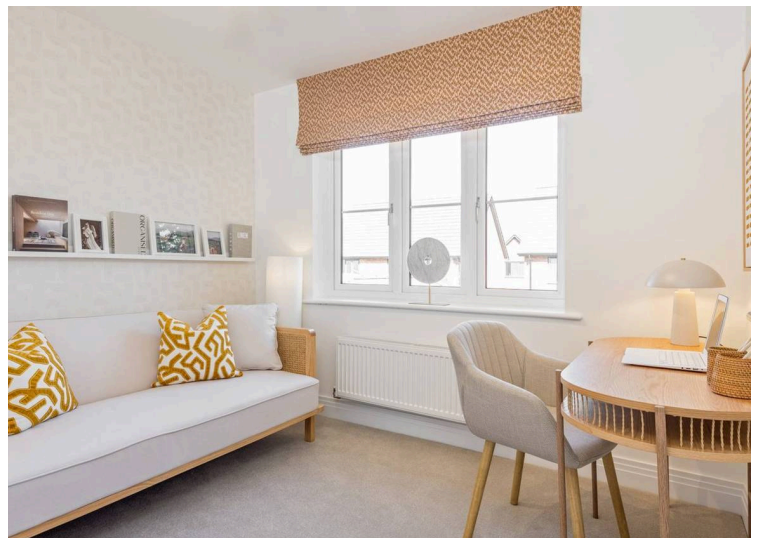
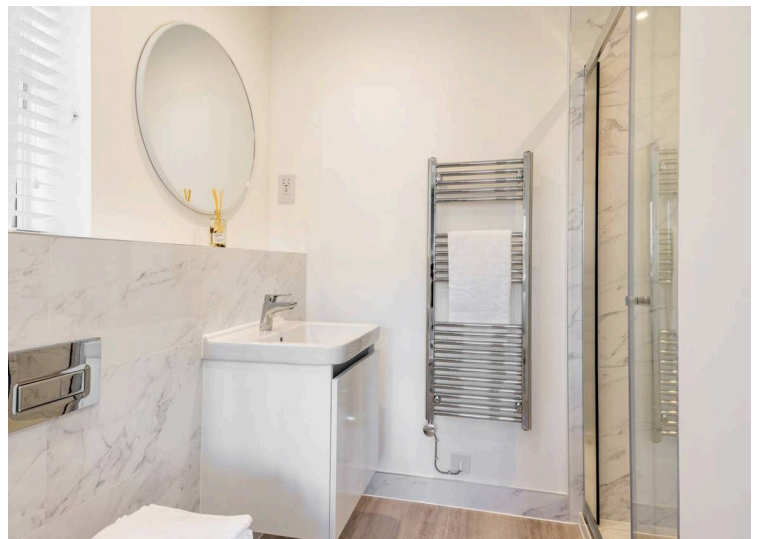
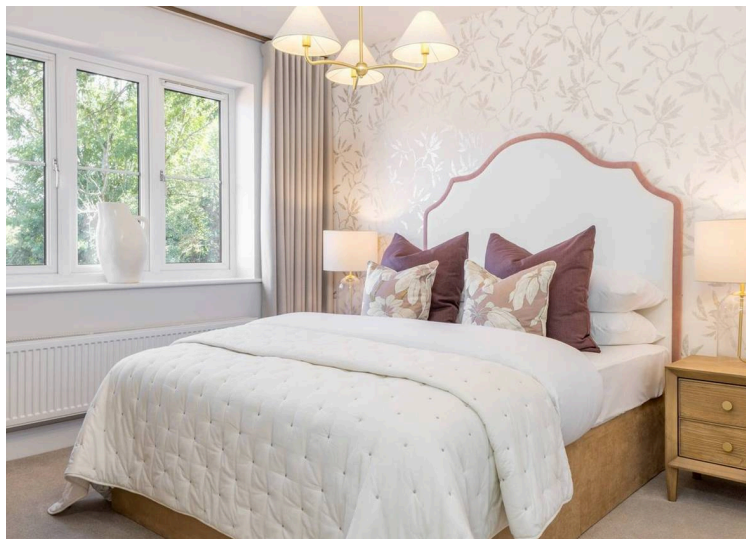
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next,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

Tenure: Freehold

EPC Energy Efficiency Rating: B

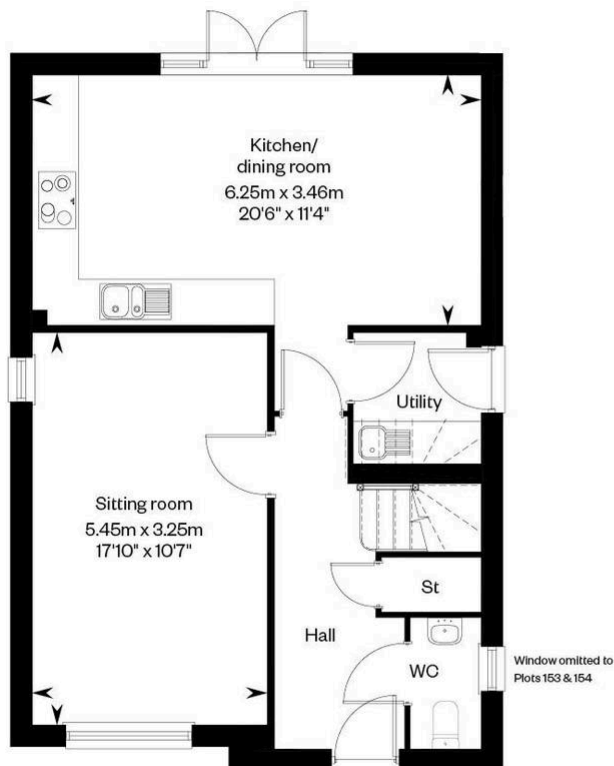
EPC Environmental Impact Rating: B





The Hornbeam

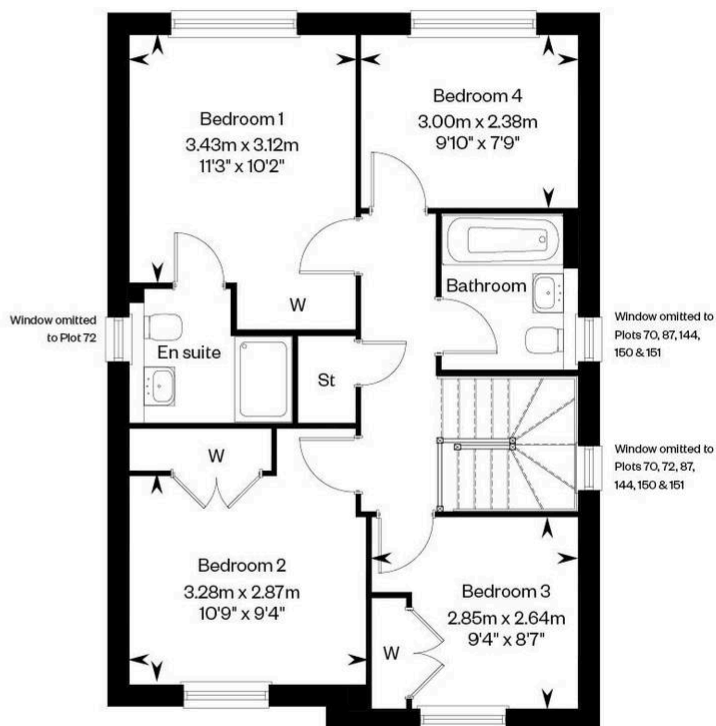
Plots 4, 70, 72, 153 & 154 – as shown
Plots 87, 144, 150 & 151 – handed



Ground floor

The Hornbeam

Plots 4, 70, 72, 153 & 154 – as shown
Plots 87, 144, 150 & 151 – handed



First floor

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding.