



# UPDOWN COTTAGE

ARUNDEL ROAD | ANGMERING | BN16 4JZ

*Sw*

Sims Williams



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ARUNDEL ROAD, ANGMERING, BN16 4JZ

GUIDE PRICE £800,000 FREEHOLD

- Detached House (circa 1920's)
- Large 17th Century Annexe
- Original Period Features
- 4 Bedrooms
- 3 Bathrooms
- Private Walled West Facing Garden
- Versatile Accommodation
- Driveway for 3 Cars
- Village Location

A charming individual detached 1920's house boasting original character features including stained glass windows, open fireplaces and exposed beams and benefitting from a separate 17th Century annexe. The property is located in the heart of Angmering, within walking distance to shops, pubs, restaurants, and schools.

The ground floor comprises of entrance hall, fabulous dining hall with feature open fireplace, duel aspect generous size sitting room with feature open fireplace, large study which could be used as a bedroom or an extra reception room.

A sizeable kitchen/breakfast room with a range of low and eye level cupboards and drawers integrated 4 ring gas hob with extractor above, eye level double oven, space for dishwasher, pantry, and door to loggia . The utility room has space and plumbing for fridge/freezer, washing machine and tumble dryer and a separate w.c. There is a delightful garden room which leads to the courtyard garden area.

On the first floor the master bedroom has a large range of fitted wardrobes, dressing room area and storage in the eaves. There are 2 further bedroom, bedroom 2 has feature fireplace and storage in the eaves and bedroom 3 has fitted wardrobes.

The 17th Century annexe boasts character features is open plan on the ground floor with kitchen/breakfast/dining area, shower room with large shower, WC and sink and stairs to the first floor . On the first floor there is a double bedroom with fitted wardrobes and a bathroom with bath, w.c. and sink.

Outside the garden is completely private with a walled courtyard area to the side with a pond, mature shrubs, a large area of lawn and a car port for three cars.





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EPC Band - Current - E Potential - C

Council Tax Band F

From The Square in Angmering, turn right up into Arundel Road, past St. Margaret's church on your left and a few hundreds yards further up on your right is 'Updown Cottage'.



APPROXIMATE GROSS INTERNAL AREA = 2232 SQ FT / 207.4 SQ M

ANNEX = 894 SQ FT / 83.1 SQ M

TOTAL = 3126 SQ FT / 290.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8a High Street  
Arundel, BN18 9AB

01903 885678  
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