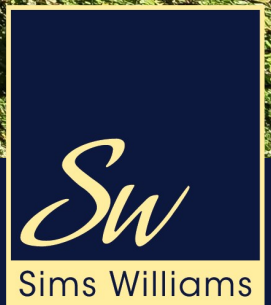




SENIAH HOUSE

HONEY LANE | ANGMERING | BN16 4AB



SENAIAH HOUSE

HONEY LANE, ANGMERING, BN16 4AB

GUIDE PRICE £1,150,000 FREEHOLD

- Impressive Detached Family Home
- Generous Versatile Accommodation
- Excellent Kitchen/Living/Dining Space
- 4 Reception Rooms
- 5 Bedrooms
- 4 Bathrooms (3 ensuite)
- Separate Annex/Guest Suite
- Private Secluded Garden
- Double Garage & Ample Parking

Tucked away on a private lane in the charming village of Angmering, this substantial detached family home perfectly balances space, style, and seclusion. Offering generous and versatile accommodation, beautifully landscaped gardens, a double garage, and a detached one-bedroom annexe, it provides an exceptional opportunity in one of West Sussex's most sought-after village settings.

The property opens into a welcoming hallway leading to spacious and flexible living areas. Three versatile reception rooms offer excellent scope for both formal and informal use, whether as a sitting room for entertaining, a cosy family snug, or a dedicated home office. At the heart of the home lies the open-plan kitchen and dining space, complete with a log burner and striking bifold doors that open directly onto the garden. This sociable area is ideal for family life and entertaining alike, seamlessly connecting indoors with outdoors. The kitchen itself is fitted with a range of integrated appliances, including a dishwasher and brand-new dual ovens, alongside a freestanding fridge-freezer, making it both functional and stylish.

Upstairs, the accommodation is equally impressive. The principal bedroom enjoys views over the garden and benefits from a modern en-suite shower room. A separate dressing room with built-in storage adds a touch of everyday luxury. The guest bedroom also features its own en-suite, creating a private and comfortable retreat for visitors. Two further double bedrooms and a contemporary family bathroom complete the upper floor, ensuring ample space for the whole family.

A particular highlight of the property is the self-contained annexe, positioned above the double garage. With private access and its own facilities, it offers outstanding flexibility, whether as independent living space for extended family, guest accommodation, or even a studio or home office.

The landscaped rear garden has been carefully designed for both relaxation and entertaining, including a built-in barbecue, wood-fired sauna and mature planting and secure boundaries ensure generous amounts of privacy.



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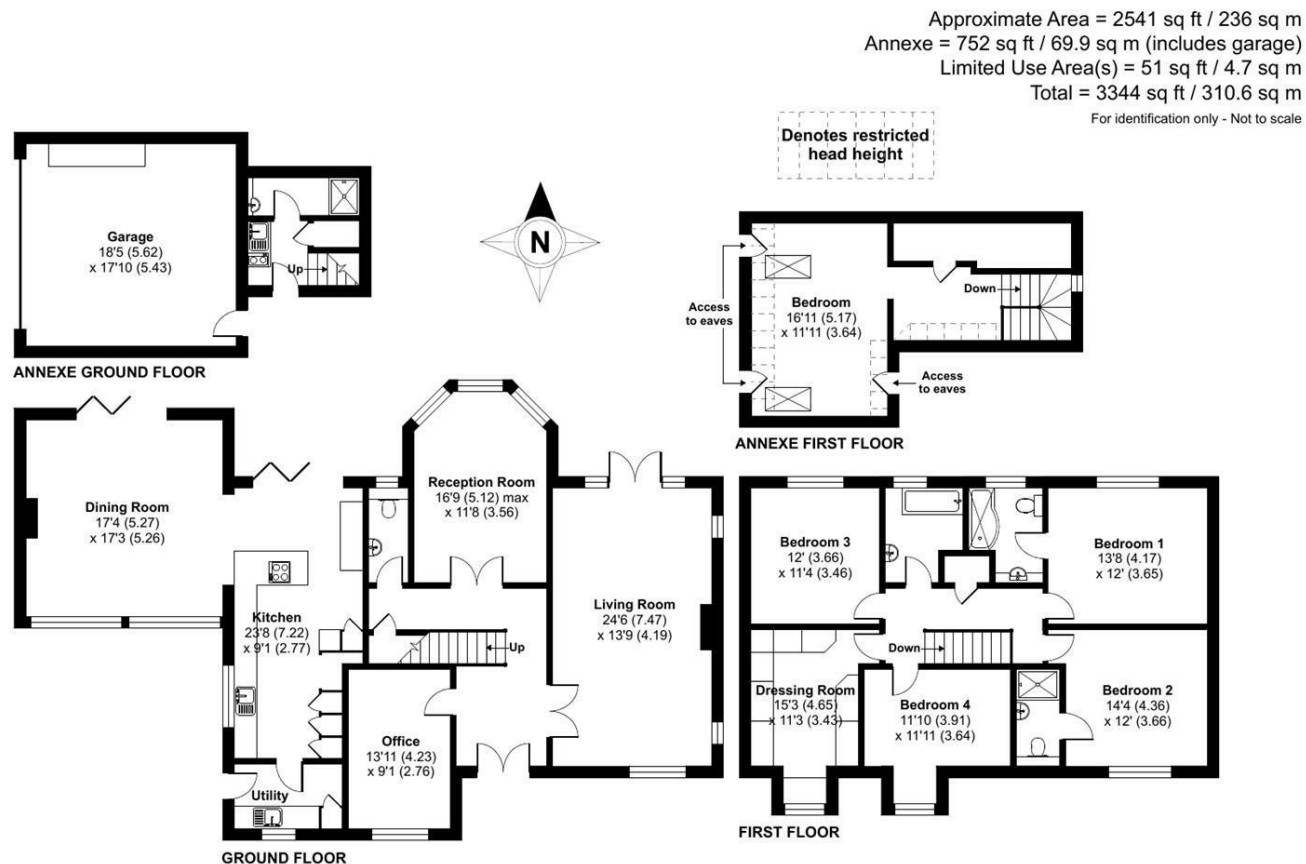
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EPC Band - Current - C Potential - C

Council Tax Band F

With The Lamb Public House on your left, take the right turning opposite onto the High Street. Continue along and the property will be found on the right turning into Honey Lane. The property will be found half way down on the left-hand side.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Sims Williams. REF: 1341257



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.

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