



**Guide Price**  
**£490,000**

**Freehold**

4x  2x  1x 

**Holmwood Way,  
Angmering, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Immaculately presented home built in 2022 by David Wilson Homes
- Sunny aspect rear garden
- Privately owned solar panels
- Sought after village location
- Close to good schools for all ages
- Offered for sale with no ongoing chain

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge: 15'7 x 10'2 (4.75m x 3.10m)  
Kitchen/Diner: 18'5 x 14'0 (5.62m x 4.27m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'5 x 9'2 (4.09m x 2.80m)  
En-suite Shower Room  
Bedroom 2: 9'2 x 8'1 (2.80m x 2.47m)  
Bedroom 3: 8'11 x 7'5 (2.72m x 2.26m)  
Bedroom 4: 9'0 x 7'3 (2.75m x 2.21m)  
Family Bathroom

### OUTBUILDING

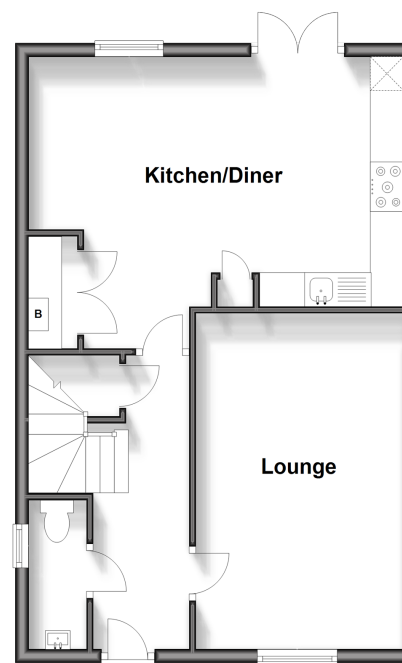
Garage to Rear

### OUTSIDE

Front Garden  
Rear Garden  
Parking to Rear

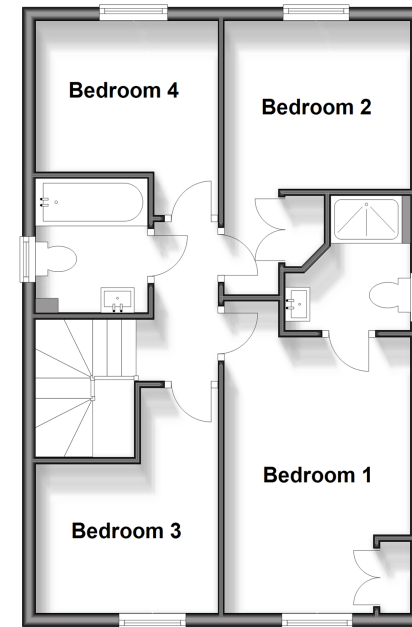
### Ground Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



### First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



### Outbuilding

Approx. 21.2 sq. metres (228.1 sq. feet)



**Call Rustington - 01903 775576 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



23708305/20250301/KH/KH