



Price
£500,000

Freehold

4x  2x  2x 

**Lansdowne Way,
Angmering, West
Sussex, BN16**

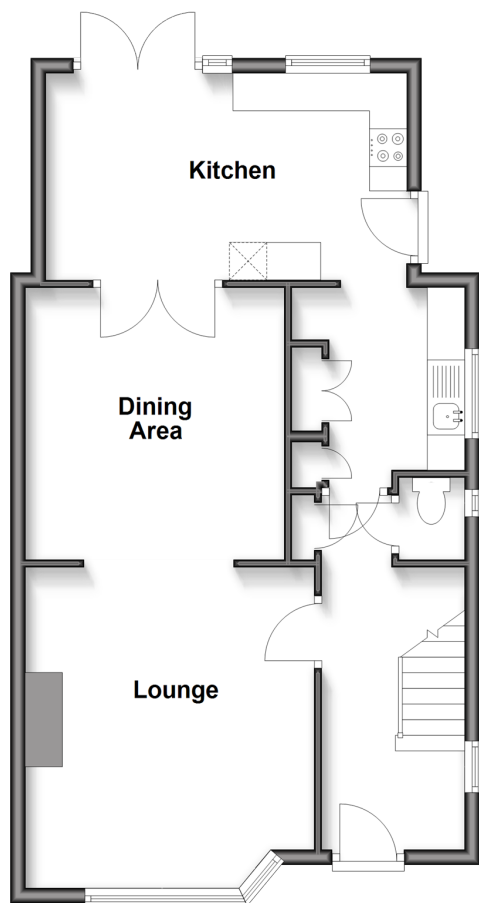
OVER 60?

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

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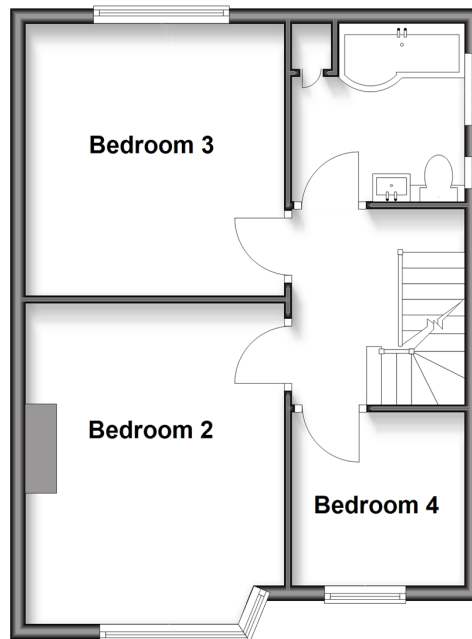
Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



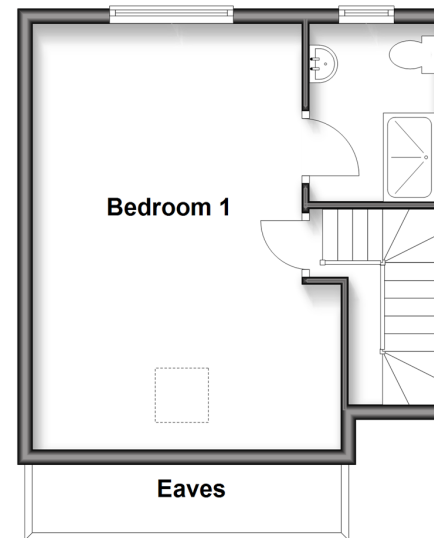
First Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Second Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 14'10 x 12'8 (4.52m x 3.86m)

Dining Room: 11'11 x 11'7 (3.63m x 3.53m)

Kitchen/Diner: 15'11 x 9'0 (4.85m x 2.75m)

Utility Room: 8'9 x 7'5 (2.67m x 2.26m)

FIRST FLOOR

Landing

Bedroom 2: 14'10 x 11'5 (4.52m x 3.48m)

Bedroom 3: 11'11 x 11'5 (3.63m x 3.48m)

Bedroom 4: 8'4 x 7'7 (2.54m x 2.31m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom 1: 18'6 x 14'5 (5.64m x 4.40m)

En-suite Shower Room

OUTSIDE

Front Garden

Rear Garden

Garage

Driveway



Main features

- Well presented 1930's family home
- Converted loft with principal bedroom and en-suite
- Mature good size rear garden
- Highly sought after village location
- Close to good schools for all ages
- Short distance to larger supermarkets and train station



Nearest Schools

Primary Schools: St Wilfrids Catholic Primary 0.2 miles, St Margaret's CofE Primary 0.4 miles, Georgian Gardens Community Primary 1.7 miles

Secondary Schools: Angmering School, The 1.2 miles,



Transport Information

Train Stations: Angmering 1.3 miles, Arundel 3.6 miles, Goring-by-Sea 4.0 miles



Address

Lansdowne Way, Angmering, West Sussex, BN16



Directions

For directions to this property please contact us.



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■ 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.



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