



**Offers In
Excess Of
£375,000
Freehold**

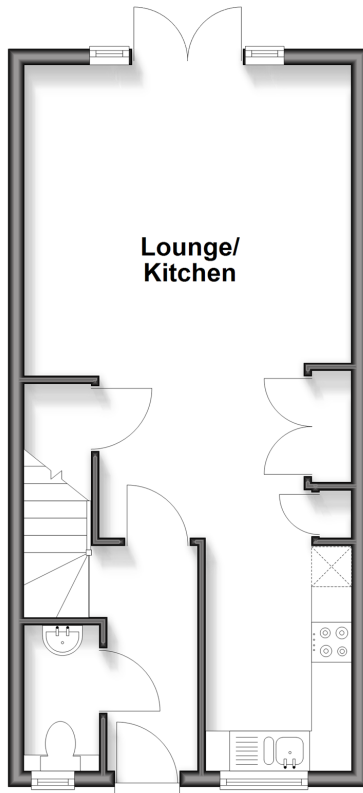
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**Hornbeam Avenue,
Angmering, West
Sussex, BN16**

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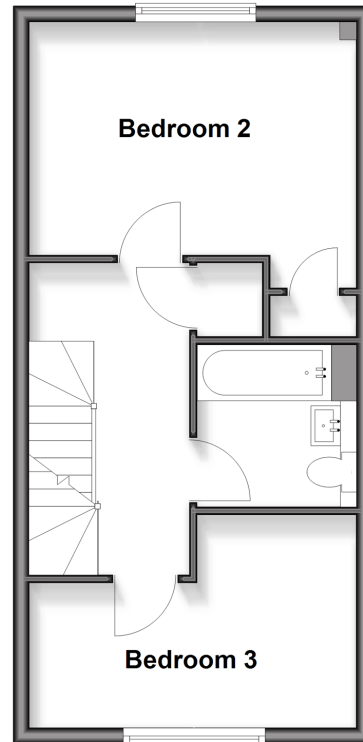
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



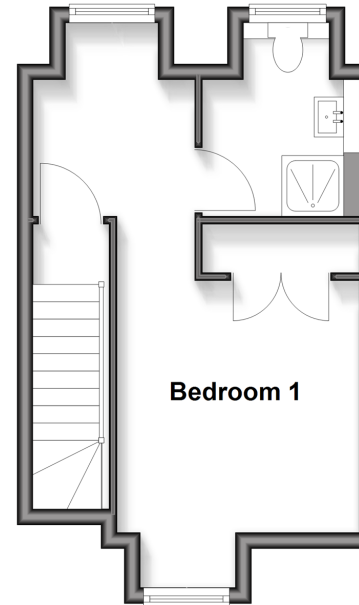
First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



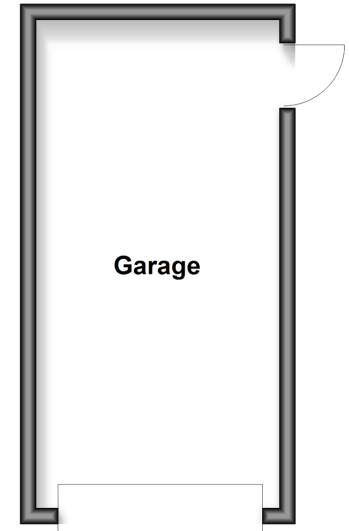
Second Floor

Approx. 25.4 sq. metres (272.9 sq. feet)



Outbuilding

Approx. 18.7 sq. metres (201.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Kitchen: 13'5 x 12'8 (4.09m x 3.86m)

Kitchen: 12'5 x 5'10 (3.79m x 1.78m)

FIRST FLOOR

Landing

Bedroom 2: 13'4 x 9'6 (4.07m x 2.90m)

Bedroom 3: 13'5 x 8'8 (4.09m x 2.64m)

Family Bathroom

Landing

Bedroom 1: 10'2 x 10'0 (3.10m x 3.05m)

En-suite Shower Room

OUTBUILDING

Garage

OUTSIDE

Front Garden

Rear Garden

Driveway



Main features

- Beautifully presented family home
- Stunning open plan kitchen/dining area
- Sunny aspect rear garden
- Located on modern development in Angmering
- Remaining 2 year NHBC Certificate
- No ongoing chain



Nearest Schools

Primary Schools: East Preston Junior School 0.7 miles, St Wilfrids Catholic Primary 0.7 miles, Georgian Gardens Community Primary 0.8 miles

Secondary Schools: Angmering School, The 0.3 miles,



Transport Information

Train Stations: Angmering 0.6 miles, Goring-by-Sea 1.8 miles, Durrington-on-Sea 2.8 miles



Address

Hornbeam Avenue, 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



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