



Cave Canem, The Avenals
Angmering Village
West Sussex BN16 4AN

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"Cave Canem" is a substantial detached bungalow occupying a large, elevated corner plot within a private cul-de-sac, close to the village centre.

This unique property is now offered for sale boasting decidedly spacious and extremely versatile accommodation, which is currently configured as; two bedrooms, both of which enjoy extensive built-in storage; three reception rooms; two fitted kitchens; a utility/breakfast room; large conservatory; contemporary separate bath and shower rooms; and a further independent WC. However, the composition of the rooms could easily be rearranged to cater for three bedrooms.

The delightful gardens that surround the property to three sides are most impressive, with an extensive array of attractive plants, bushes, and trees. The rear garden incorporates a timber-built summerhouse, greenhouse, and a raised area of decking. There is also a secluded 'courtyard' style garden set on a pleasant westerly aspect adjacent to both the utility/breakfast room and garage.

Additional attributes include an entrance porch, leading through to a generous entrance hall; gas central heating; PVCu double glazing; the aforementioned garage, with electric roller door; and a double width block paved driveway enabling off road parking.

The Avenals is delightfully positioned within the conservation area of Angmering, just a few hundred yards from the village Square where a good range of independent shops and eateries can be found.

£750,000 (Freehold)





Accommodation

A 'leaded light' style double glazed door gives access to an entrance porch, with further door to a spacious 'L' shaped hallway.

The lounge is set on a pleasant southerly aspect and features an ornate fireplace, plus double PVCu doors leading to an adaptable, triple aspect sitting/dining room.

The primary kitchen is well-fitted out in a 'limed oak' style and boasts dual aspect views of the rear and front gardens, as well as an opening through to a breakfast/utility room. Furthermore, there is a second contemporary fitted kitchen (formerly bedroom four) situated to the rear of the bungalow that provides access to a large 'Victorian' style conservatory.

The two sizeable double bedrooms are positioned on the southerly side of the property, both fitted with a vast array of built-in storage. Furthermore, there is a potential third bedroom, currently arranged as a study, which also enables direct access to the south facing side garden.

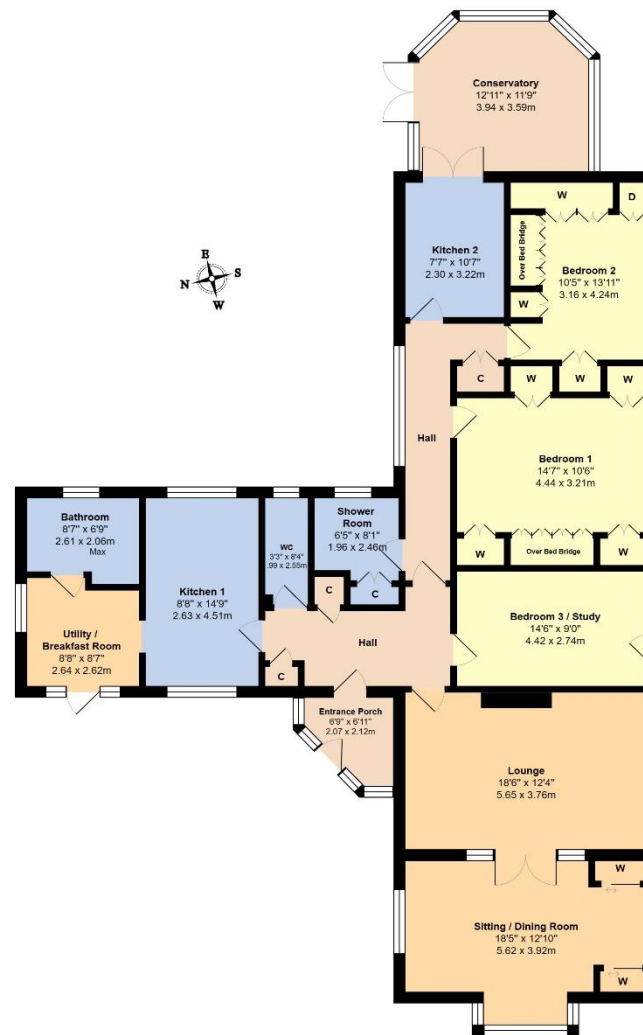
Additionally, there is an impressive 4-piece bathroom incorporating a free-standing bath and walk-in shower; an updated shower room with quadrant cubicle; and a separate WC.

Notably, the property also benefits from gas central heating; PVCu double glazing throughout; and a large loft space with two 'Velux' style windows.

Outside

The picturesque gardens are of outstanding quality having been extremely well-maintained by the current owners. A high degree of seclusion is afforded by virtue of the many mature trees and bushes that surround the property. There are also many well-stocked borders and beds offering numerous attractive plants and shrubs. The enclosed courtyard garden is a particular characteristic and provides a wonderful setting to enjoy a meal "alfresco" on a warm summer's day. The 'larger-than-average' single garage has a tiled pitched roof and encompasses power and light.





Total Area: 1825 ft² ... 169.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jim 2023

Council Tax Band: F

Energy Efficiency Rating: C

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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