



Total Area: 1422 ft<sup>2</sup> ... 132.1 m<sup>2</sup> (Includes Garage)

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 Jtm 2024

**Council Tax Band: E**  
**Energy Efficiency Rating: D**  
**Tenure: Freehold**

WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

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.

Rustington Office  
 01903 770095  
 rustington@glyn-jones.com

**1 Sycamore Close, Angmering,  
 West Sussex BN16 4DL**  
**£470,000 (Freehold)**

**Glyn-Jones**



We are delighted to offer for sale this attractive modern detached house favourably situated on the popular 'Dell' development.

Benefitting from bright and well-planned accommodation briefly comprising: three generous sized double bedrooms, benefitting from a range of built in wardrobes, a smaller fourth room currently used as an office; lounge with feature bay window; dining room; conservatory that provides a pleasant outlook over the rear garden; kitchen; en-suite shower room; family bathroom and a ground floor cloakroom.

Outside, to the rear is an enclosed well-maintained garden incorporating a paved patio, lawn and well stocked borders with timber shed and gated side access. The front garden is of open plan design and laid to lawn. A private driveway provides off road parking and leads to a single garage.

Additional features include; gas central heating and double glazing throughout.

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**1 Sycamore Close, Angmering, West Sussex, BN16 4DL**

**£470,000 Freehold**



Located on the ever popular & sought after Dell Estate in Angmering. The village of Angmering lies just south of the South Downs National Park and is ideally placed for all amenities with a good range of shops, schools and mainline railway station (with direct routes to London). There are various pubs and restaurants close by and the popular beaches at East Preston, Rustington and Littlehampton.

More comprehensive shopping facilities can be found at Rustington, Worthing and Chichester along with Gatwick airport being approximately 40 miles away from Angmering. Bus services take you to Chichester, Arundel, Littlehampton, Rustington, Worthing & Shoreham. The trunk roads A27 and A24 are both close to hand.



 *bright and spacious accommodation throughout* 

