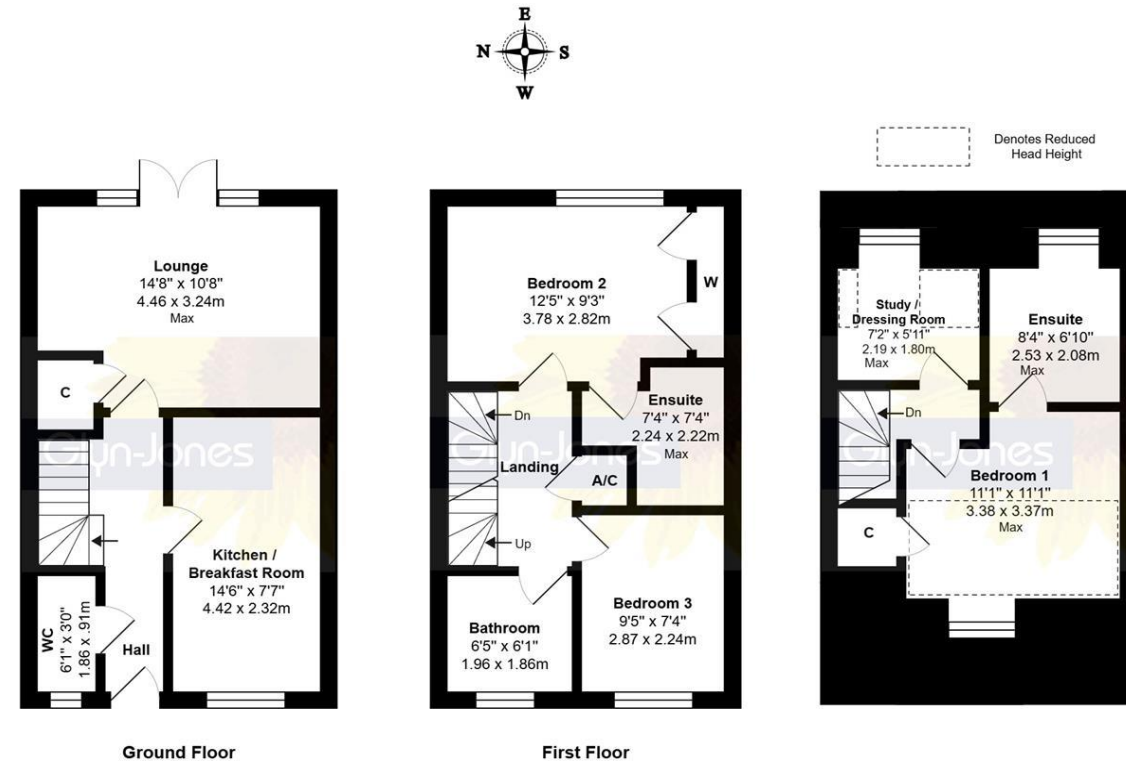


**55 Acacia Crescent, Cresswell Park,  
Angmering, West Sussex, BN16 4QA  
£380,000 (Freehold)**

**Glyn-Jones**



Total Area: 1004 ft² ... 93.3 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 Jtm 2025

**Tenure: Freehold**  
**Private Estate Fee: £303.40**  
**Energy Efficiency Rating: B**  
**Council Tax Band: D**

WITH OVER...



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 conducted 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



**Offered for sale with the notable benefit of NO ONWARD CHAIN is this semi-detached, three-storey house, delightfully situated within the Cresswell Park private estate.**

Constructed by Cala Homes in 2019, with accommodation spanning three floors, this attractive home caters perfectly for the modern family, with features including; a well-equipped kitchen/breakfast room, two en suite shower rooms, and a sizeable garden.

Furthermore, there are three good size bedrooms, a lounge with 'French' style doors to the aforementioned garden, separate bathroom, and a ground floor cloakroom.

Additional attributes include; gas central heating, uPVC double glazing, an extensive array of built-in storage, and two allocated car parking spaces immediately in front of the property.



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



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www.glyn-jones.com




55 Acacia Crescent, Angmering, BN16 4QA  
£380,000 (Freehold)



The location of the property not only enables easy access to the A259, but also to many other useful local facilities including The Angmering School, Angmering Community Centre, and bus routes that operate along nearby Roundstone Lane.

Moreover, the village centre, with its useful range of shops and medical centre, can be found within approximately 0.75 mile. Angmering also boasts a mainline railway station, which provides a regular service to London Victoria via Gatwick, and can be found in less than 2 miles distance.



 ...two allocated car parking spaces immediately in front of the property.

