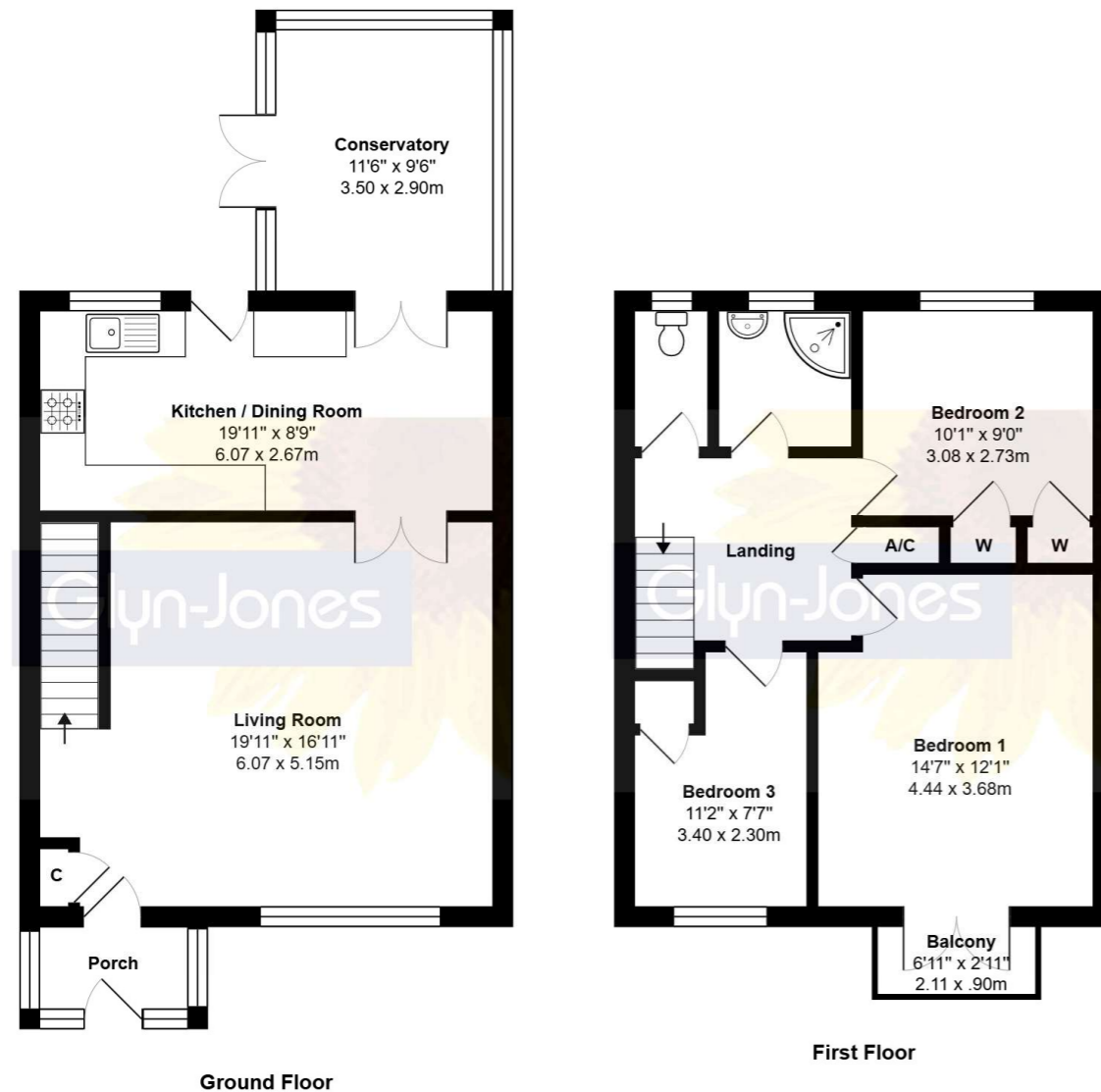


# 80 West Drive, Ham Manor Private Estate, Angmering West Sussex, BN16 4JE £435,000 - Freehold

Glyn-Jones



Total Area: 1171 ft² ... 108.8 m² (Excluding Balcony)

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

## Property Information

Tenure - Freehold

Council Tax Band - D

Energy Efficiency Rating – C75

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 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



**Exclusive Ham Manor Private Estate | Attractive Staggered Terrace House | Three Bedrooms | Approximate 85ft Established Garden | 19'11 Kitchen / Diner | West Facing Living Room | Conservatory | Re-Fitted Shower Room / W.C | Garage**

Introducing this attractive staggered terrace house nestled within the exclusive Ham Manor Private Estate in Angmering. Situated within a private gated estate, this well-presented property has recently been decorated in most rooms and boasts a plethora of desirable features, including an 85ft established garden, an entrance porch (with newly felted flat roof), a west-facing living room, a spacious kitchen/diner, a conservatory, and three bedrooms. The master bedroom even offers a small west-facing balcony (with newly felted flooring) for enjoying those stunning evening sunsets.

The first floor boasts a re-fitted shower room with a separate w.c, and the property benefits from gas central heating and double glazing for added comfort. Outside, you'll find a garage (with recently replaced up-and-over door) and ample outside space with the generous 85ft garden providing the perfect retreat for outdoor relaxation.

Boasting a size of 1171 sqft, this property offers plenty of space for comfortable living. With three bedrooms, a shower room, and a separate w.c, this home is perfect for families or those looking to settle down in a peaceful and prestigious location.



At an Average rating of 4.9/5 ★★★★★



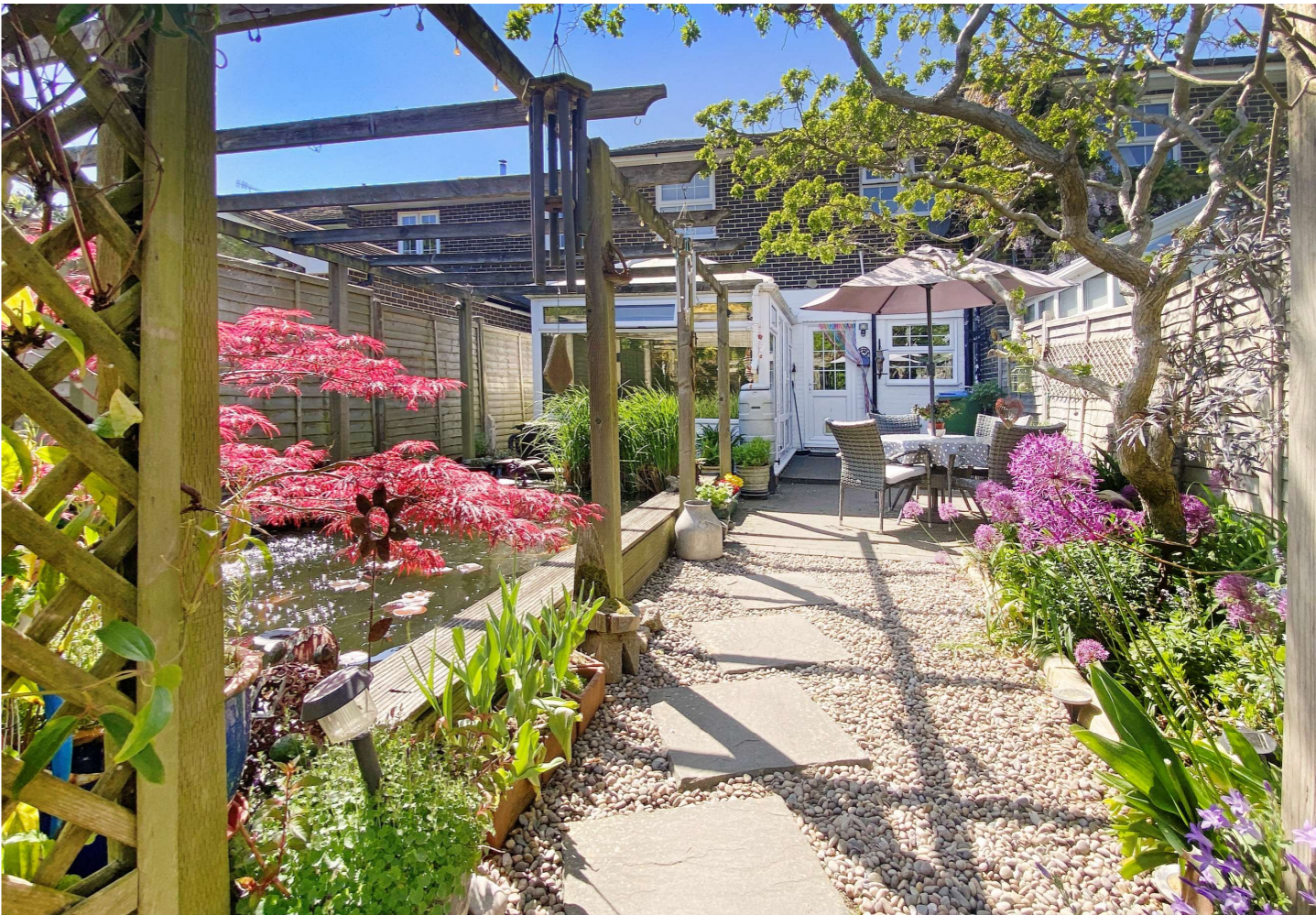
Rustington Office  
01903 770095  
www.glyn-jones.com

80 West Drive, Ham Manor Private Estate, Angmering, West Sussex, BN16 4JE  
£435,000 - Freehold



Location – Located within walking distance to Ham Manor Golf Club and just half a mile from Sainsbury's supermarket, this property offers convenience at every turn.

Those commuting will appreciate being less than a mile from Angmering mainline railway station, providing a direct route to London Victoria.



Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing and discover the charm and allure of this exclusive Ham Manor Private Estate residence.

