



Kitani, Blue Cedars Close
Ham Manor, Angmering
West Sussex BN16 4DW

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An exceptional detached chalet bungalow favourably located on Ham Manor Private Estate, with direct access on to the golf course.

This deceptively spacious detached property is offered for sale in our opinion in very good order throughout having been improved, updated and maintained to a high standard by the present owners, who have been in occupation for 40 years.

The bright and spacious well-planned accommodation, comprises in brief, on the ground floor; a spacious entrance hall, large sitting room opening to dining area, fitted kitchen/breakfast room, large bedroom with ensuite shower room and ground floor cloakroom. On the first floor there are three further bedrooms, one of which is fitted out as a study, and a second bathroom. There is a most attractive landscaped westerly rear garden, with rear access on to the golf course. To the front is a large paved driveway, providing off road parking for several vehicles, and access to the large integral garage.

Improvements include the addition of extensive built in furniture, in the lounge and dining room, bedrooms and study, refurbished contemporary bathrooms and a modern kitchen with appliances. Other benefits include; double glazed windows with leaded lights, and gas fired central heating.

Angmering village centre can be found within a mile with Doctors' surgery and convenience store etc. Rustington's more comprehensive village is less than two miles, with a wide range of independent shops, a choice of supermarkets and further extensive amenities. Angmering mainline railway station is less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

£950,000 - Freehold





Accommodation - The uPVC front door opens to an **Entrance Vestibule** with further glazed double doors to the large **Entrance Hall** with stairs to first floor, understairs cupboard, further cloaks cupboard, doors to all principle ground floor rooms, access to the garage and the **Ground Floor Cloakroom**.

The spacious west facing **Lounge / Dining Room**, measures approx. 27' x 17'11 max. The Sitting Area is well-appointed with an extensive range of built in quality dark wood furniture, providing display cabinets, shelving, storage, radiator covers and a fire surround with inset marble hearth and open grate. There are patio doors to the rear garden. A square opening leads to the **Dining Area** with further built in dresser across one wall and second set of patio doors to the garden.

Adjacent is the well-planned **Kitchen/Breakfast Room**, fitted out in quality light wood effect units and granite effect work tops. There are plenty of base and wall mounted storage units, a double bowl acrylic sink unit, Neff oven and grill, AEG induction hob with microwave below, integral fridge and pull out larder unit. There is wood effect flooring and a back door leads to the side of the property.

A large **Double Bedroom** is located on the Ground floor with quality refurbished ensuite shower room.

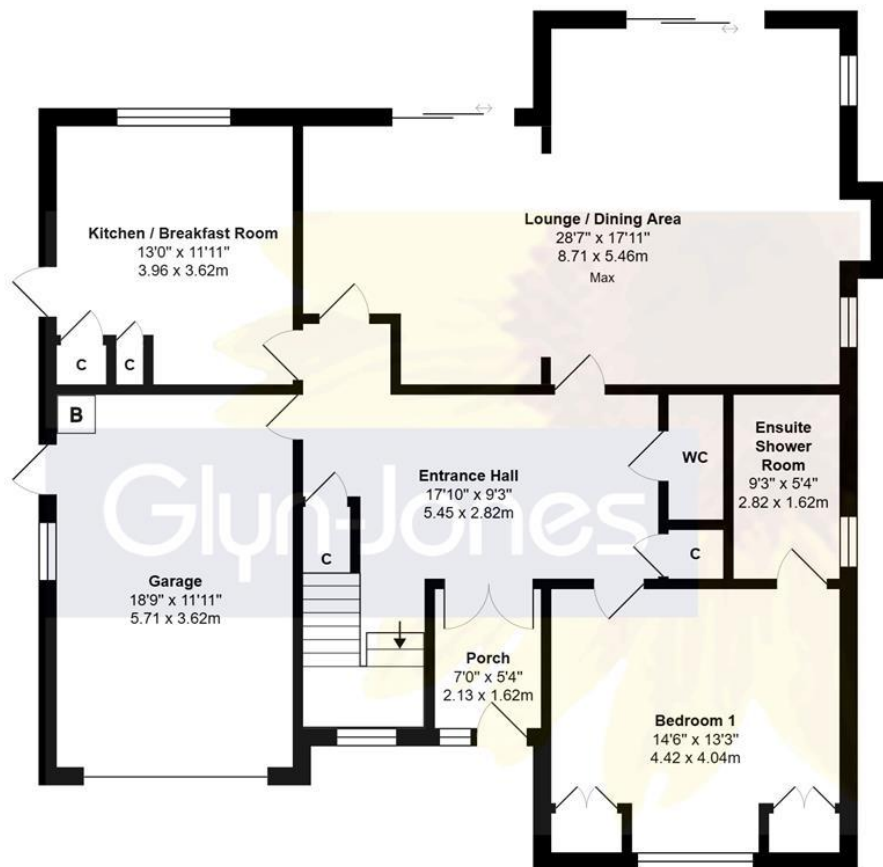


On the first floor there is a landing with access to the roof space and a recessed linen cupboard. There are three **further Double Bedrooms**, two of which have built in wardrobes and Bedroom 2 had deep recessed eaves storage cupboards. Bedroom 4 is fitted out as a home office with extensive built in storage shelving and a large fitted desk. There is a further refurbished **Bathroom** on the first floor with bath and shower over, wash hand basin and WC.

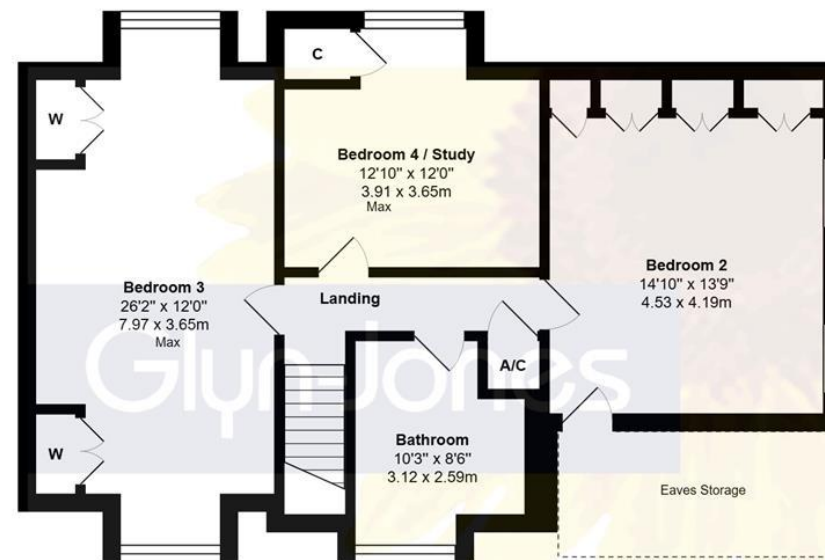
Outside - The delightful **Westerly Rear Garden** is a particular feature of the property, being maintained to exceptional standards with an abundance of mature bushes plants and shrubs too numerous to list. The garden extends approximately approx. 80' in length and offers high degree of seclusion being well enclosed by timber panel fencing and mature shrubbery. There is a small wooden shed and a greenhouse. To the rear of the garden is a pathway that leads down to Ham Manor golf course, adjacent to the 18th fairway. To the front is a large paved driveway providing off road parking, with low retaining brick wall and shrub borders.

The **Integral Garage** measure 18'9 by 13' and is entered via an electric up and over door. There is power and light and ample space for appliances and storage. The Vaillant gas fired boiler is located here.





Ground Floor



First Floor

Total Approx. Floor Area 2194 ft² ... 203.9 m² (Includes Garage / Excludes Eaves Storage)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by JIM 2025

Council Tax Band: G

Energy Performance Rating: D

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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.

