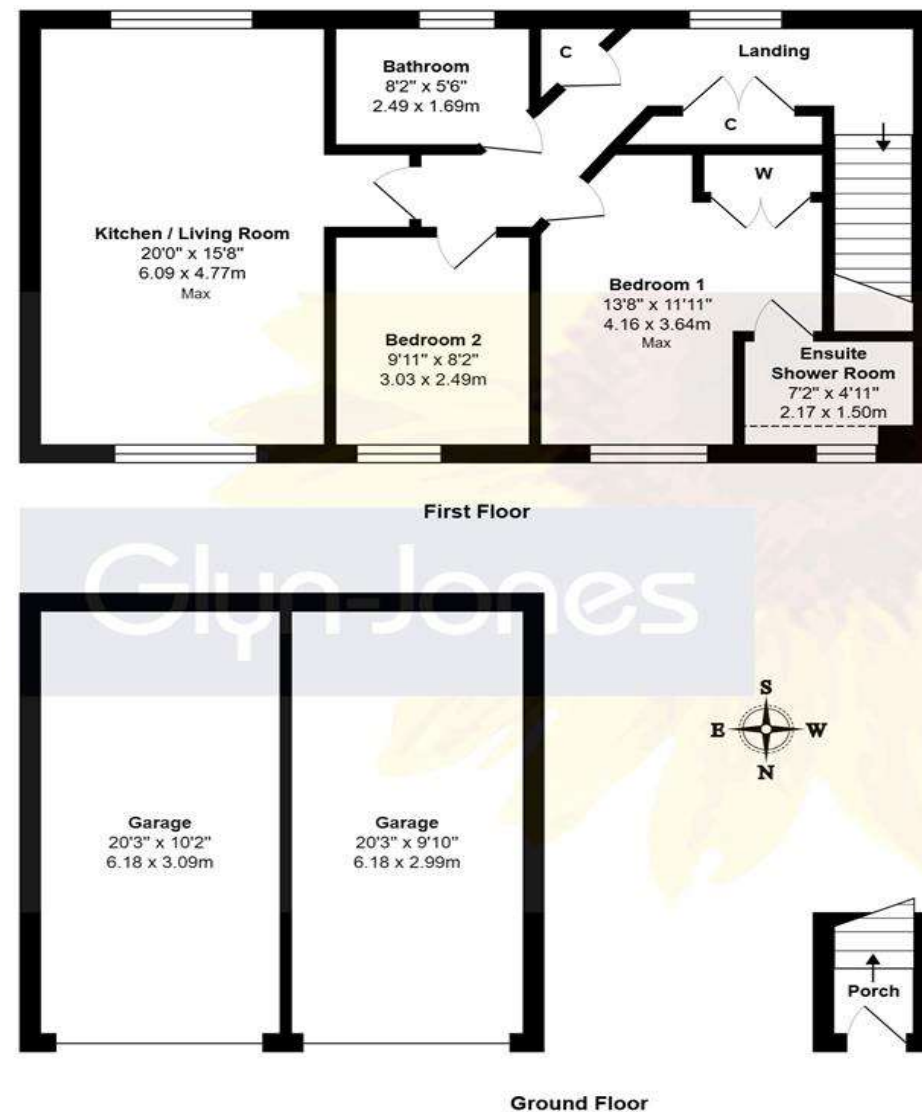




Total Approx. Floor Area 1171 ft² ... 108.8 m² (Includes Garages)

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 1st Image 2025

2 Acacia Crescent, Cresswell Park, Angmering, West Sussex, BN16 4QA £300,000 (Leasehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this modern style Coach House, a rarely available property style, pleasantly situated within the Cresswell Park development.

The property boasts bright and spacious accommodation comprising; two double bedrooms, the larger of which benefits from an en suite shower room; an open-plan kitchen/living room incorporating a range of stylish fitted units and range of integrated appliances; and a separate family bathroom.

The property also benefits from gas central heating; double glazing; a private entrance; loft storage space; and the particular feature of a DOUBLE GARAGE WITH ADJACENT PARKING.

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.

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 assessed 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

WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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01903 770095
www.glyn-jones.com

2 Acacia Crescent, Cresswell Park, Angmering, West Sussex, BN16 4QA
£300,000 (Leasehold)



...the particular feature of a DOUBLE GARAGE WITH ADJACENT PARKING...



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

Tenure: Leasehold – We are advised that there are approximately 992-years remaining on the lease (999-years from 27/08/2020).

Maintenance Fee: £248.97 per annum

Ground Rent: *TBA*

Energy Efficient Rating: B | **Council Tax Band:** C

You are advised to have the above information confirmed by your legal representative at your earliest opportunity.

