



Guide Price  
£600,000  
Freehold

## High Street, Angmering Village

- Ext Semi Detached House • Four/Five Bedrooms
- Three Bath/shower rooms • Open Plan Living
- Heart of Angmering Village • EPC - D
- Freehold
- Council Tax Band - D
- No Chain
- Viewing Essential

We are delighted to offer this Well presented Extended Semi Detached House situated in a conservation area in the heart of Angmering Village. its proximity is very convenient for schools, shops, access to the south downs and the sea can be found just over 2 miles away. The accommodation which is arranged over three floors in brief comprises on the ground floor of large living/dining room, kitchen/breakfast room, utility area with w.c. On the first floor are three bedrooms and the family bath/shower room/w.c. The Master Bedroom has an en-suite bathroom/w.c and walk in wardrobe. Bedroom two also has an en-suite shower/w.c. On the the top floor there is another bedroom and room that has potential for various uses. Outside there is a driveway with ample parking, garage, landscaped rear garden with a Garden Room. Other benefits include gas heating, double glazing and the property is being sold with NO CHAIN. Internal viewing of this home is essential to appreciate its location and size

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

### Entrance Porch

double glazed front door and side windows, door to Garage and door to

### Open Plan Living/Dining Room 25'1" x 19'4" > 10'3" (7.67 x 5.9 > 3.13)

measurements include the stair case, double glazed windows with shutter blinds and double glazed doors providing a double aspect and access onto the rear garden, two radiators, feature fireplace, under stairs storage cupboard, door to

### Kitchen/Breakfast Room 20'7" x 13'8" (6.28 x 4.18)

measurements are to include the fitted units and comprising of one and a half bowl, single drainer sink unit with rinsing mixer tap, range of units and drawers under and over the work top surfaces, space for American style fridge freezer, built in double oven, microwave, hob and extractor, radiator, plumbing and space for dishwasher, log burner, double glazed windows and doors onto rear garden, door to

### Utility /w.c 10'3" x 4'6" (3.14 x 1.36)

measurements to include fitted sink unit and wall cupboards, plumbing and space for automatic washing machine, radiator, low level w.c

### First Floor Landing

double glazed window with shutter blinds, radiator

### Master Bedroom Suite 16'4" x 10'9" (4.99 x 3.3)

velux window, radiator, double glazed windows with shutter blinds

### En-Suite Bath/Shower Room/w.c

Comprising of Bath, low level w.c., shower cubicle, wash hand basin, heated towel rail, tiled walls and heated towel rail

### Walk in Wardrobe 7'0" x 6'7" (2.16 x 1.71)

range of hanging, shelving and storage

### Bedroom Two 13'0" x 12'2" (3.97 x 3.72)

radiator, double glazed window with shutter blinds, door to

### En-Suite Shower Room/w.c

### Bedroom Three 11'6" x 8'6" (3.49 x 2.6)

radiator, double glazed window

### Family Bath/Shower Room/w.c

shaped bath, low level, wash hand basin, step in shower cubicle, heated towel rail, obscured double glazed window

### Second Floor

### Bedroom Four 14'0" x 13'5" (4.29 x 4.1)

velux window, radiator and height restrictions to either side due to the sloping ceilings

### Room 13'7" x 7'1" (4.16 x 2.18)

Currently boarded and plastered but not decorated, but could be a bedroom/office and the seller advises that there is plumbing for a bathroom to be fitted. Velux window, height restrictions due to sloping ceiling, spotlights

### Outside

### Front & Driveway

Is mainly laid to off road parking which has space for numerous vehicles and has a gate and fence leading to further shingle area, idea for caravan/boat

### Garage & Storage 17'2" x 11'1" (whole area) (5.24 x 3.38 (whole area))

which is accessed by an electric roller door and has power an light, a partition wall to further storage that houses gas fired central heating boiler, hot water tank, electric meter and electric circuit breaker board

### Rear Garden

which has a large L shaped patio, artificial lawn, flower and shrub borders, water tap

### Garden Room 15'9" x 11'4" (4.81 x 3.46)

Which has double glazed windows, electric heater, kitchen area with sink and storage cupboards, shower room with corner shower, obscure double glazed window, low level w.c., wash hand basin.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.