



Offers In Excess Of  
£500,000  
Freehold

## Haigh Copse, Angmering

- Detached House
- Four Bedrooms
- Garage
- En-suite
- Utility Room
- Freehold
- EPC - B
- Council Tax Band - E

Robert Luff & Co are pleased to present this four bedroom detached house located in Angmering. The property is beautifully presented and set over two floors. There is the benefit of an open plan kitchen diner, garage, utility room and en-suite too. It is located close to local schools, shops and transport links, internal viewing advised.

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Robert  
Luff & Co  
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## Accommodation

### Entrance hall

Part obscured double glazed front door, radiator, storage cupboard under stairs, vinyl tile flooring.

### Lounge 3.31 x 5.37

Double glazed bay window to front, two radiators

### Kitchen diner 5.96 x 3.72

Measurements to include built in units. Range of matching floor and wall units with quartz worktops with inset stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher, chest height double oven and six point gas hob with extractor over, tiled floors, full height double glazed french doors to garden, double glazed window to side, two radiators

### Utility Room

wall mounted boiler with space and plumbing for washing machine and tumble drier, tiled floor, part obscured double glazed door, radiator.

### W.C

Low level, pedestal wash hand basin with mixer tap over, radiator, built in cupboard housing fuse box and providing storage, obscured double glazed window to side, vinyl tile flooring.

### First Floor Landing

Obscured double glazed window to side, storage cupboard housing hot water tank, radiator loft access with pull down ladder.

### Bedroom One 10'5" x 13'8" (3.20 x 4.18)

Double glazed window to front, radiator, wall mounted air con unit, access to en-suite

### En-Suite

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, low level W.C, pedestal wash hand basin with mixer tap over, heated towel rail, part tiled walls vinyl flooring, obscured double glazed window to side.

### Bedroom Two 10'4" x 10'10" (3.17 x 3.32)

Double glazed window to rear, radiator

### Bedroom Three 2.25 x 3.28

Double glazed to rear, radiator

### Bedroom Four 7'1" x 10'7" (max) (2.17 x 3.25 (max))

Double glazed window to front, radiator

### Bathroom

White bathroom suite, pvc panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, low level W.C, obscured double glazed window to side, part tiled walls, heated towel rail, vinyl flooring

### Rear Garden

Mainly laid to lawn, patio section, flower and shrub borders, side access gate, fenced surround.

### Front Garden

Drive with parking for multiple cars, side access gate to garden, flower and shrubs, path to front door.

### Garage 10'4" x 21'0" (3.15 x 6.41)

Brick and pitched roof construction, up and over main door, power and lighting, personal door to garden.

### Agents note

Service charge of £280 pa

The property has the benefit of solar panel too - further details available on request



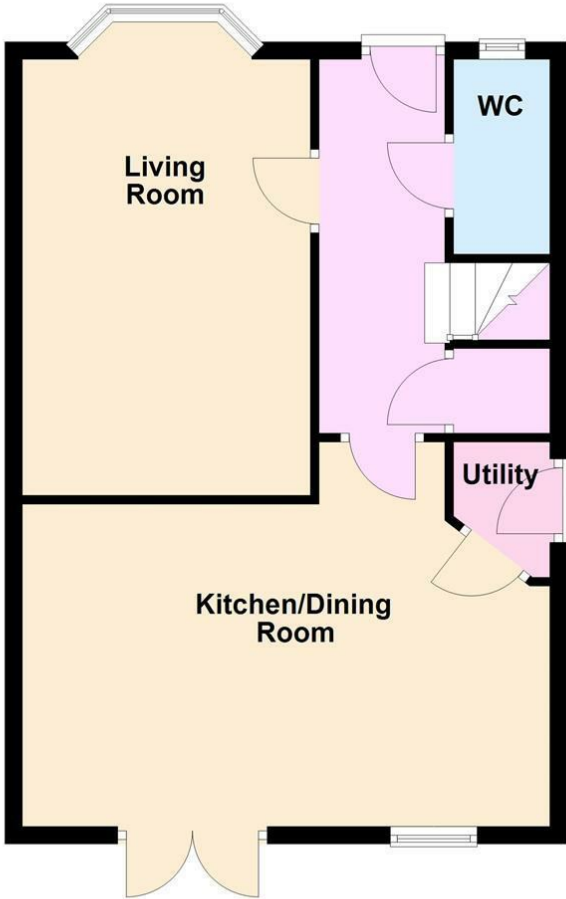
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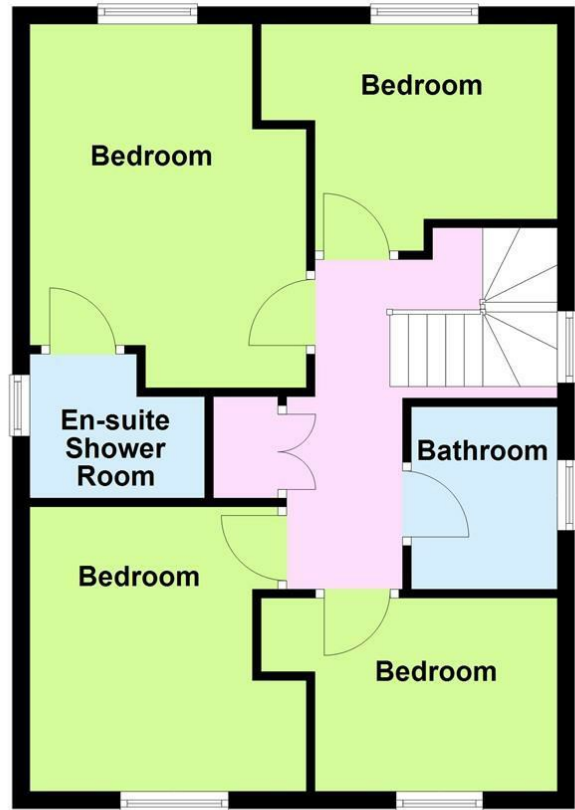
**Ground Floor**

Approx. 54.1 sq. metres (582.4 sq. feet)



**First Floor**

Approx. 53.9 sq. metres (579.7 sq. feet)



Total area: approx. 108.0 sq. metres (1162.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.