



Offers In Excess Of  
**£475,000**  
 Freehold

## Beech View, Angmering

- Detached House
- Extended
- Quiet Location
- Council Tax - E
- Four Bedrooms
- Garden Office
- Freehold
- EPC - TBC

We are pleased to present this four bedroom detached house located in a quiet part of Angmering. The property offers good living accommodation with generous sized bedrooms too. In brief the accommodation comprises four bedrooms with one currently being used as an office. It is finished to good standard with mature garden that benefits another garden office too. Beech View is positioned close to local shops, schools 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, wood flooring, stairs to first floor.

### Lounge 14'1" x 11'9" (into bay) (4.31 x 3.60 (into bay) )

Double glazed bay window to front, radiator, built in storage cupboard, wooden floor.

### Dining Room 10'9" x 13'9" (3.29 x 4.21)

Solid wood flooring, full height double glazed french doors to conservatory with double glazed windows to the side, radiator, opening to lounge.

### Kitchen 9'9" x 9'10" (2.99 x 3.01)

Measurements to include built in units with inset one and half bowl stainless steel sink with mixer tap over, space and plumbing for fridge freezer, dishwasher, washing machine and freestanding oven with extractor over, part obscured double glazed door to side, double glazed window to rear, tiled floor, radiator, storage cupboard under stairs.

### Conservatory 11'0" x 12'1" (3.36 x 3.70)

Brick and double glazed construction with double glazed roof, tiled floor, full height double glazed french doors to garden.

### Office / Bedroom Four 6'11" x 16'0" (2.12 x 4.90)

Double glazed window to front and side, wall mounted gas and electricity meters housed in cupboard, laminate flooring.

### W.C

Low level W.C, wall mounted wash hand basin, obscured double glazed window to side, radiator, wood flooring.

### First Floor Landing

Double glazed window to side, built in storage cupboard, loft access.

### Bedroom One 10'11" x 16'7" (3.33 x 4.77)

Measurements to include built in wardrobe, double glazed window to rear, radiator, access to walk in wardrobe with hanging space.

### Bedroom Two 10'11" x 8'10" (3.34 x 2.70)

Double glazed window to front, radiator, storage into the eaves.

### Bedroom Three 10'0" x 9'7" (3.05 x 2.94)

Double glazed window to rear, radiator, laminate flooring

### Bathroom

White bathroom suite, PVC panelled bath, shower cubical with thermostatic shower and glass screen over, low level W.C, vanity unit with storage below and wash hand basin above with mixer tap over, tiled walls, heated towel rail, obscured double glazed window to front, vinyl flooring, extractor fan.

### Front Garden

Driveway with parking for multiple cars, lawn area, flower and shrub borders.

### Rear Garden

Mainly laid to lawn, patio section, garden office, storage shed, flower and shrub borders, side access to front of property, rear access gate.

### Garden Office 9'10" x 9'10" (3.0 x 3.0)

Timber construction with power and lighting, glazed window to front, glazed double doors to front, laminate flooring.




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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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