



3



1



2



C



Description

Robert Luff & Co are pleased to present this three bedroom detached house located in Angmering. Accommodation upstairs comprises three bedrooms all with built in wardrobes and one offering an en-suite as well as a family bathroom. Downstairs living includes a good sized lounge, dining room, kitchen and utility room with W.C. The property also benefits a detached garage with power & lighting, off road parking for multiple cars and a west facing rear garden. It is positioned close to local schools, shops and transport links and is being offered with no ongoing chain, internal viewing advised.



Key Features

- Detached House
- Detached Garage
- Chain Free
- Well Presented
- Freehold
- Three Bedrooms
- West Garden
- Quite Location
- EPC - C
- Council Tax Band - E





Entrance Hall

Lounge

5.56 x 3.12 (18'2" x 10'2")

Dining Room

2.66 x 2.85 (8'8" x 9'4")

Kitchen

2.65 x 3.31 (8'8" x 10'10")

Utility Room

1.93 x 1.86 (6'3" x 6'1")

First Floor Landing

Bedroom One

4.08 x 3.23 (13'4" x 10'7")

Measurements to include built in wardrobes.

En-Suite

2.12 x 1.46 (6'11" x 4'9")

Bedroom Two

2.71 x 3.57 (8'10" x 11'8")

Measurements to include built in wardrobes.

Bedroom Three

2.72 x 2.63 (8'11" x 8'7")

Measurements to include built in wardrobes.

Bathroom

1.94 x 1.97 (6'4" x 6'5")

Garage

Up and over main door, personal door to garden, power and lighting.

Rear Garden

West facing, laid to lawn, side access to front of property.

Front Garden

Off road parking for multiple cars, path to front door.

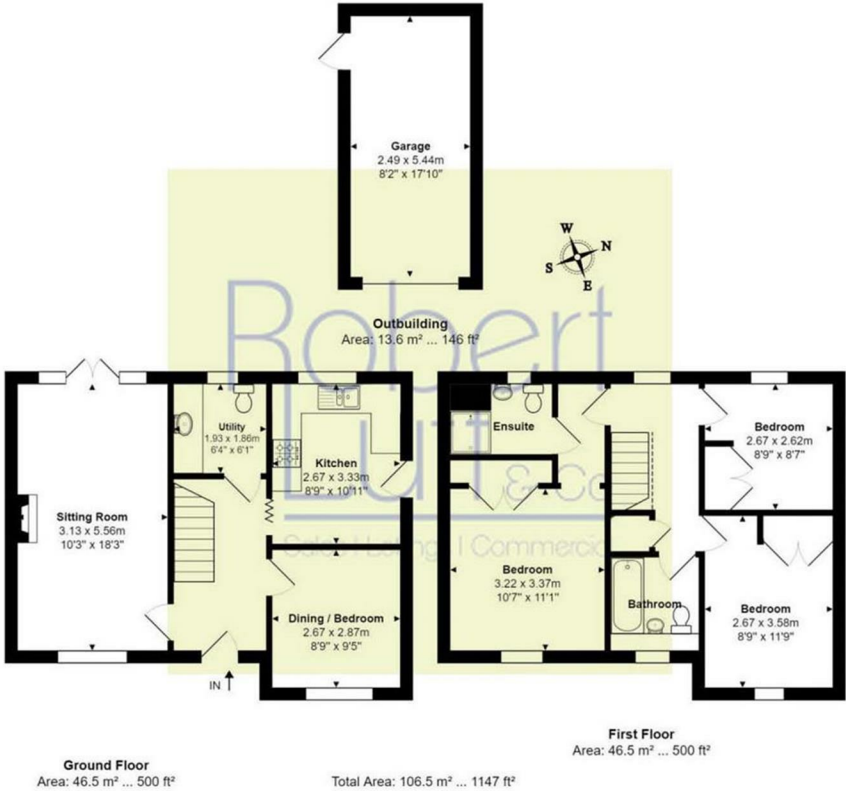


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Robert
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Floor Plan William Olders Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.