



4



2



2



C



Description

We are delighted to offer for sale this attractive, four bedroom detached family home, in sought after Bramley Green, Angmering. Situated overlooking a greensward on this popular development.

The entrance hall leads into the living room, being double aspect with double patio doors leading to the rear garden. With attractive views towards the adjacent Green. There is a further reception room/dining room. Cloakroom/WC, Kitchen/breakfast room and a utility room.

On the first floor there are four bedrooms. Master bedroom has an ensuite. Family bathroom.

Externally the rear garden is mainly laid to lawn with tree and shrub borders. Access to the garage which has power and light, and a further private parking space.

The seller is also suited with onward purchase so this home is "chain free". The property is located in Bramley Green to the East of Angmering Village. The A259 and A27 are both within easy reach offering access to both Worthing and Chichester.



Key Features

- Well Presented Detached Family Home
- En-Suite Shower Room and Family Bathroom
- Utility Room
- Off Street Parking
- EPC - C
- Four Bedrooms
- Modern Fitted Kitchen
- Garage
- Chain Free
- Freehold



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Entrance Hall

Stripped wooden flooring, radiator, under stairs cupboard housing meters.

Lounge

7.01m x 3.45m (23 x 11'4")

Attractive bay window, double glazed patio doors to rear garden, feature fireplace.

Dining Room

3.56 x 2.49 (11'8" x 8'2")

Double glazed window, radiator

Downstairs WC

Modern tiled, low level WC, wash hand basin, tiled splash back. Frosted window.

Kitchen

3.93 x 3.41 (12'10" x 11'2")

Double aspect, modern tiled, range of floor to wall units, , Inset four ring gas hob, electric oven, space for fridge freezer.

Utility Room

2.5 x 1.76 (8'2" x 5'9")

Space for dishwasher. plumbing and space for washing machine. Space for tumble dryer, door leading to rear garden.

Stairs to first floor

Loft hatch.

Bedroom One

3.05m x 3.28m (10" x 10'9")

Double glazed windows, radiator and built in wardrobe

En-Suite

2.44m x 1.12m (8 x 3'8")

Frosted double glazed window, modern tiles, lower level WC, wash hand basin, shower, radiator

Bedroom Two

3.44 x 3.32 (11'3" x 10'10")

Double glazed window. radiator, built in wardrobes

Bedroom Three

3.2 x 2.59 (10'5" x 8'5")

Built in wardrobe, double glazed window, radiator

Bedroom Four

3.02m x 3.25m (at widest measurement)

(9'11" x 10'8" (at widest measurement))

Double glazed window, radiator

Family Bathroom

2.74 x 2.07 (8'11" x 6'9")

Modern suit, frosted double glazed window, panelled bath, low level WC, wash hand basin, modern tiles, radiator

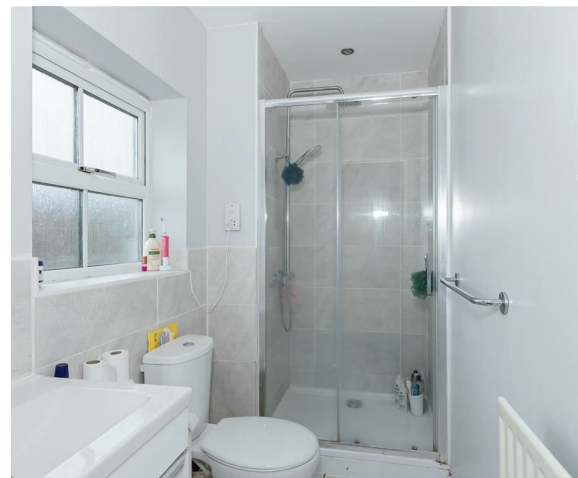
Garage

5.36m x 2.62m (17'7 x 8'7)

Power and light.

Rear Garden

Mainly laid to lawn, with side access.



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Floor Plan Grooms Close

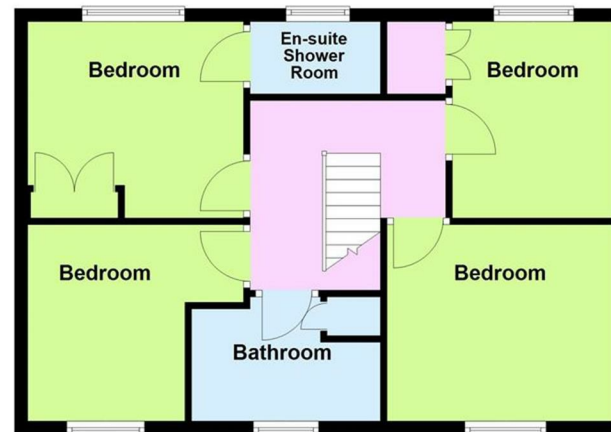
Ground Floor

Approx. 60.4 sq. metres (649.6 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 115.3 sq. metres (1241.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	70		
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.

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