



## 26 Cresswell Square, Angmering – BN16 4PX

OFFERS OVER £400,000 | Freehold

Chain-free four bedroom modern townhouse arranged over three floors • Highly desirable Cresswell Park development with greensward outlook • Bright open-plan living space flowing into a stylish conservatory • Contemporary kitchen with integrated appliances & mid-height oven • South-facing rear garden with direct access to garage • Impressive top-floor principal suite with modern en-suite • Two further en-suites plus flexible bedroom/home office options • Garage & private driveway, double glazing and gas central heating



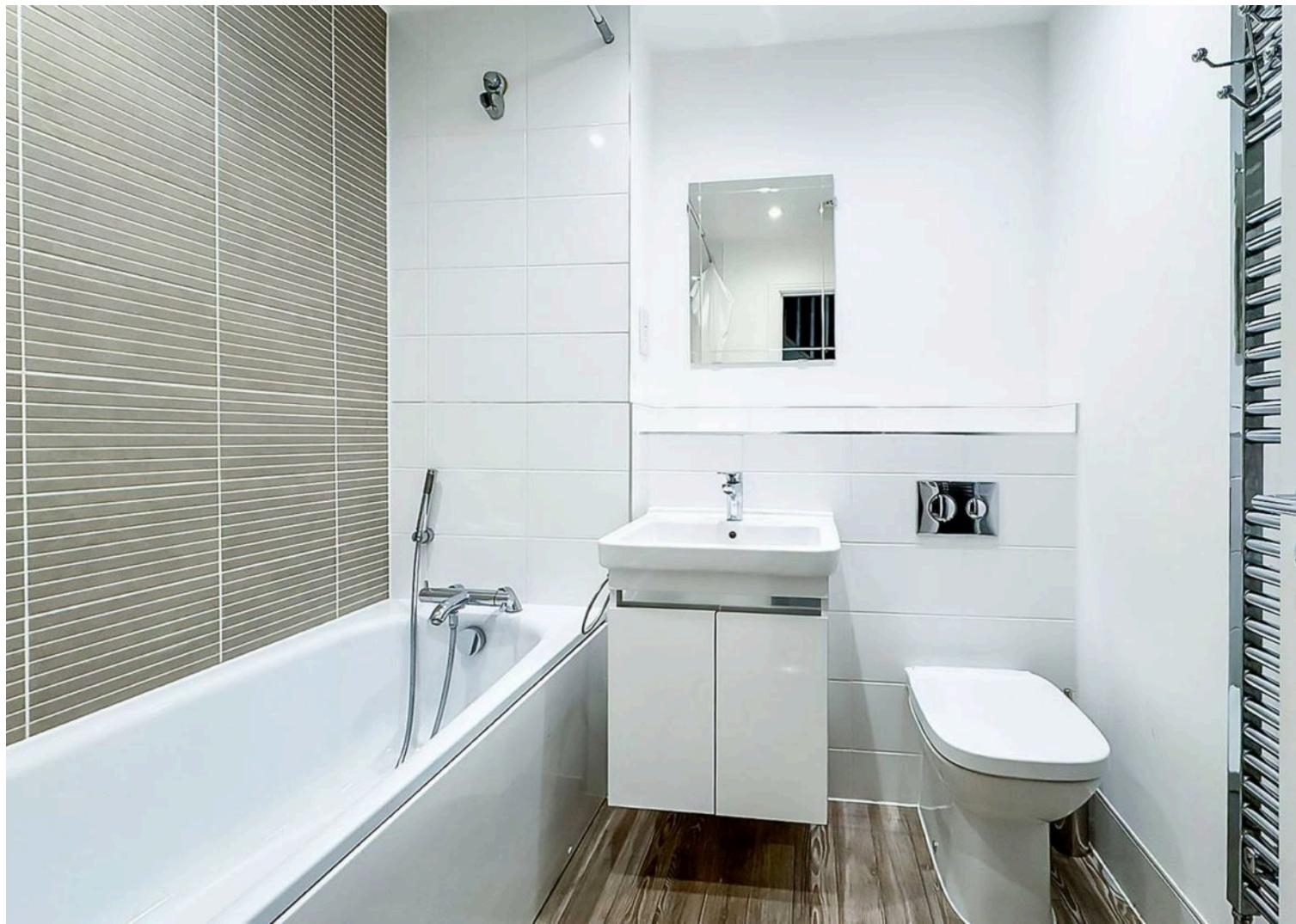
A beautifully presented, chain-free FOUR BEDROOM modern townhouse, offering stylish and flexible accommodation over three floors, enhanced by a conservatory and a SOUTH-FACING rear garden. This impressive home deally positioned on the highly desirable Cresswell Park development in Angmering Village, enjoying an attractive greensward outlook to the front, along with a garage and private driveway.

The ground floor is designed with modern living in mind, featuring a bright open-plan living area that flows seamlessly into a sleek, contemporary kitchen fitted with integrated appliances including a dishwasher, fridge/freezer and mid-height oven. The living space extends into a stylish conservatory, creating an ideal dining or family area with direct access to the south-facing garden and convenient rear access to the garage. Arranged over the upper floors are four well-proportioned bedrooms, offering excellent flexibility for families, home working or guests. The first floor benefits from a double bedroom with modern en-suite shower room, alongside two further bedrooms. The entire top floor is dedicated to an impressive master suite, complete with its own contemporary en-suite shower room, providing a private and peaceful retreat. Additional features include double glazing throughout, gas central heating, a single integral garage and driveway parking.

A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

Council Tax band: E | Tenure: Freehold

EPC Energy Efficiency Rating: B | EPC Environmental Impact Rating: B





### **Living Room/Kitchen/Diner**

30' 5" x 13' 3" (9.27m x 4.04m)

### **Bedroom 2**

13' 3" x 10' 7" (4.04m x 3.23m)

### **Bedroom 1**

23' 4" x 9' 10" (7.11m x 3.00m)

### **Bedroom 3**

10' 8" x 10' 2" (3.25m x 3.10m)

### **Bedroom 4**

13' 3" x 8' 1" (4.04m x 2.46m)

### **Ensuite 1**

### **Ensuite 2**

### **Main Bathroom**

### **Conservatory**







GROUND FLOOR

1ST FLOOR

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding.