

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



Fairlawn Station Road

Angmering, BN16 4HN

Located in the charming village of Angmering, this spacious family home has recently undergone a full renovation and finished to a high specification. The accommodation includes: glass-covered storm porch; spacious entrance hall with storage cupboard; cloakroom; stunning open-plan kitchen, dining, and family room, with under-floor heating, which boasts elegant granite worktops and integrated appliances including double-oven, hob, extractor unit, dishwasher, full-height fridge and wine cooler. The thoughtfully designed island with a dining end creates a perfect spot for enjoying meals, while the patio doors seamlessly connect the additional living area to the outdoor seating space. The family area features a fireplace with log-burner and window overlooking the garden. In addition, there is a useful pantry and utility room plus rear porch with access door to the garden. There is an additional separate living room with further fireplace and log-burner plus patio doors leading to the conservatory which has a further set of patio doors opening onto the rear garden. A double bedroom completes the ground-floor accommodation. Upstairs is a spacious landing, two further double bedrooms, both with built-in storage cupboards, and the stylish bathroom with separate shower. Set on a good-sized plot, the home is surrounded by a large area of lawn, complemented by several seating areas, greenhouse and a variety of mature shrubs and trees. The property also benefits from a useful self-contained outbuilding with home office / additional bedroom and shower room. Parking is available on the block-paved driveway for up to 3 vehicles plus and EV charging point. Situated close to Angmering Village with shops, schools, amenities, bus routes and mainline train station. Tenure - freehold. EPC - E. Council Tax Band - F.

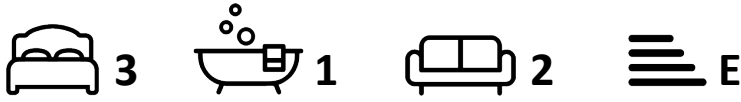
Offers in excess of £795,000

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- Detached character property
- Open-plan kitchen / dining / family room
- Bathroom with separate shower
- Large garden - driveway for 3 vehicles - EV charge point
- Recently refurbished to high standard
- Living room
- Utility
- 3 double bedrooms
- Conservatory
- Outbuilding / office / shower-room

Entrance hall

3'8" x 13'5" (1.12 x 4.10)

Kitchen / living / dining room

23'5" x 27'5" (7.15 x 8.37)

Living room

11'10" x 15'2" (3.61 x 4.63)

Conservatory

12'8" x 10'5" (3.88 x 3.19)

Bedroom 3

12'2" x 12'0" (3.73 x 3.66)

Cloakroom

2'7" x 5'2" (0.80 x 1.60)

Rear porch

4'1" x 3'3" (1.27 x 1.00)

Utility

Pantry

Bedroom 1

12'0" x 11'6" (3.68 x 3.53)

Bedroom 2

11'6" x 11'7" (3.52 x 3.54)

Bathroom

11'10" x 5'11" (3.61 x 1.81)

Office

10'3" x 8'6" (3.14 x 2.61)

Shower room

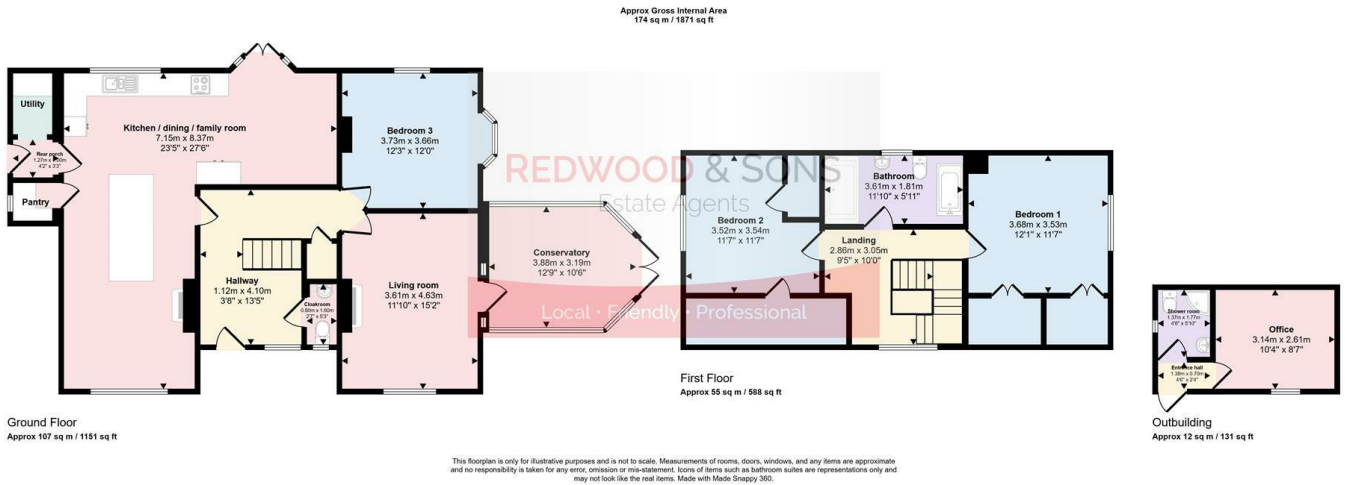
4'5" x 5'9" (1.37 x 1.77)



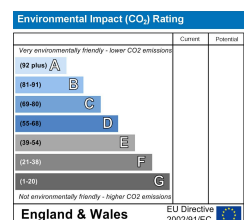
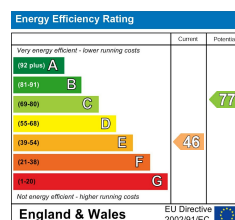
Directions



Floor Plan



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)