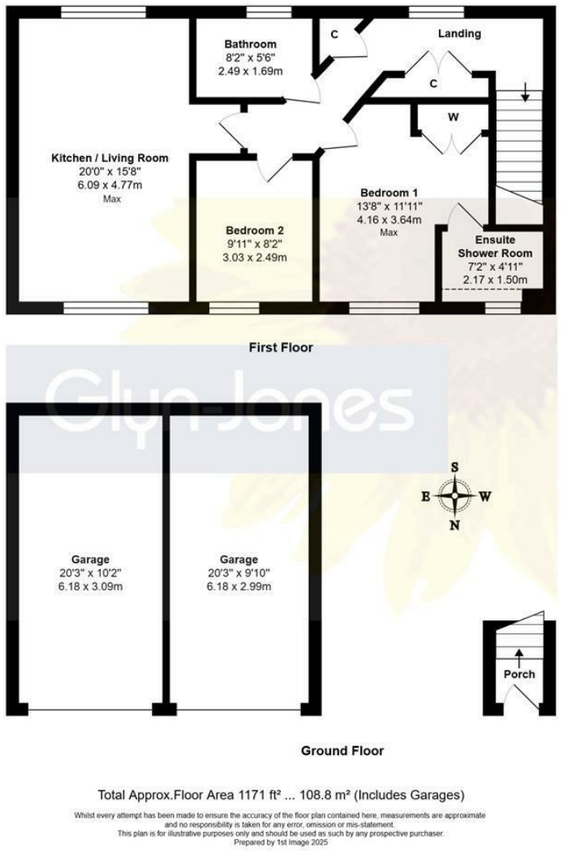


TENURE - Leasehold

Council Tax Band: C
Energy Performance Rating: B

AGENTS NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

2 Acacia Crescent, Angmering BN16 4QA

£295,000 - Leasehold



- Purpose-built Modern Style Coach House
- Two Double Bedrooms
- Bathroom/WC
- Double Glazing & Gas C/Heating
- Double Garage
- NO ONWARD CHAIN
- Open-plan Living Room/Kitchen
- En Suite Shower Room to Bedroom One
- Private Entrance
- EER: B

Offered for sale with NO ONWARD CHAIN is this modern style coach house, pleasantly situated within the Cresswell Park development, approximately 1-mile from Angmering's picturesque village centre.

The property boasts bright and spacious accommodation comprising; two double bedrooms, the larger of which benefits from an en suite shower room; an open-plan kitchen/living room incorporating a stylish range of fitted units and integrated appliances; and a separate family bathroom.

Further benefits include from gas central heating; uPVC double glazing; a private entrance; loft storage; and the notable feature of TWO UNDERCROFT GARAGES, WITH ADJACENT PARKING.

Angmering is delightfully positioned on the immediate outskirts of the South Downs National Park, and within only 2.5-miles of the coast.

The location enables easy access to the A259, as well as many other useful local facilities including The Angmering School, Angmering Community Centre, and Angmering Medical Centre; all of which are found within a 1-mile radius.

Public transport links are also close to hand, with bus routes operating along nearby Roundstone Lane., whilst Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, can be found within approximately 1.25-mile.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Glyn-Jones & Company
Rustington
01903 770095

2 Acacia Crescent, Angmering, West Sussex, BN16 4QA













WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Glyn-Jones

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