



## Hazel Road, Angmering, BN16 4FR

Freehold

Delightful three bedroom semi-detached house • Sitting/dining room overlooking the garden • South facing garden providing natural light throughout the all day • Single garage and parking • No through road minimal traffic • For more information visit the Cooper Adams website

*Cooper Adams*

A delightful three bedroom semi-detached house positioned away from through traffic and enjoying a quiet residential setting within walking distance to the village of Angmering offering shops, cafes, pubs and schools.

Entrance hall with cloakroom, leading to a fitted kitchen and a bright sitting/dining room overlooking the south-facing garden, filling the space with natural light throughout the day. Additional under stairs storage.

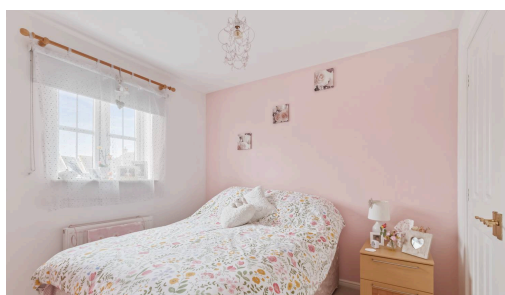
Upstairs features two double bedrooms with fitted wardrobes, a single bedroom, and a family bathroom.

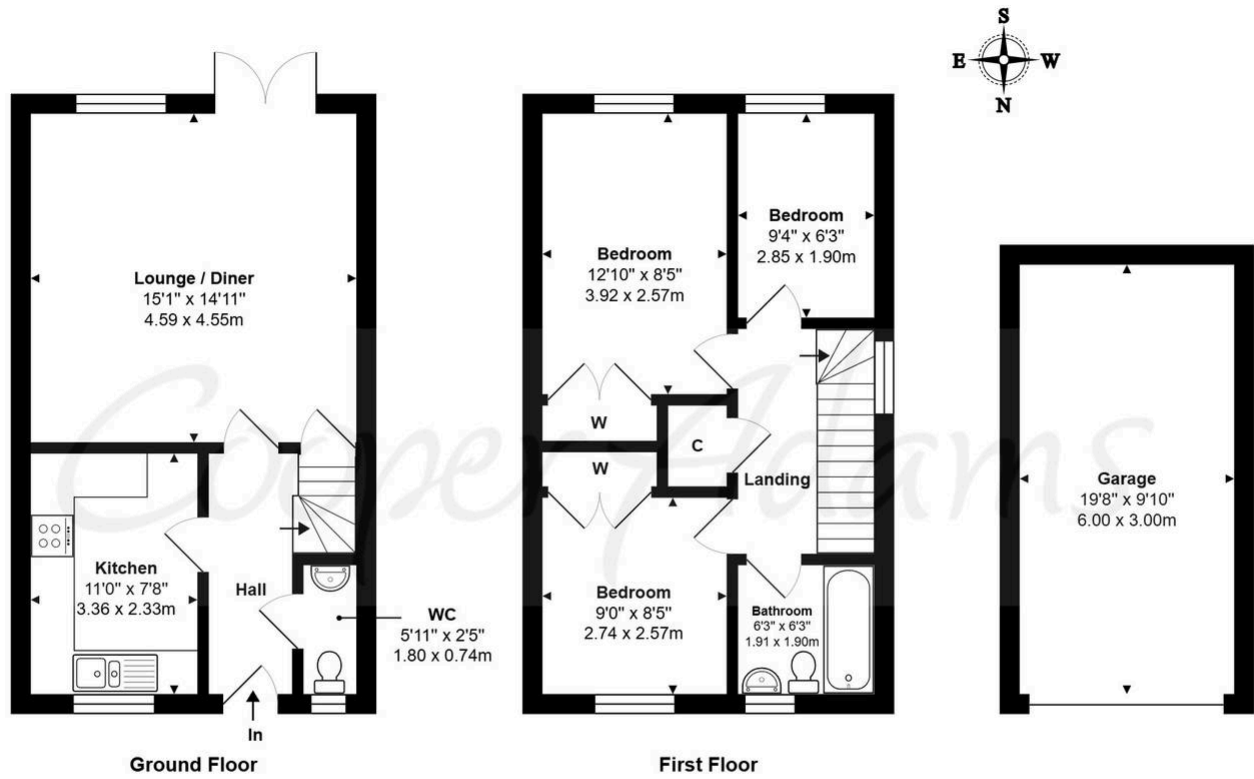
Outside, the property boasts a charming, enclosed south-facing garden with a patio and mature flower borders, along with a gate providing access to the garage and parking.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





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Total Area: 995 ft<sup>2</sup> ... 92.5 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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