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Molesey Hurst Ham Manor Way

Angmering, BN16 4JQ

Offers In The Region Of £1,200,000



Molesey Hurst Ham Manor Way

The prestigious private Ham Manor Estate is particularly renowned for its attractive variety of homes and the exclusive Ham Manor Golf Club, which features a clubhouse, restaurant, bar, games rooms and beautifully maintained grounds, creating a strong sense of community within this historic setting.

Angmering is a highly sought after village ideally positioned between the A259 and A27, providing excellent transport links across the South Coast and easy access to Angmering mainline railway station, with direct services to London Victoria, Gatwick Airport, Brighton and Portsmouth. Nestled between the South Downs National Park and the coast, just two miles from the seafront, the village offers the perfect balance of countryside and coastal living.

Steeped in history with origins dating back to the Bronze Age, Angmering retains much of its traditional village charm, with a selection of period properties dating back to the 1600s alongside more contemporary homes. The village centre offers an excellent range of everyday amenities including independent shops, cafés, a library, medical facilities and local pubs and restaurants, all contributing to its welcoming community atmosphere.

Additional shopping facilities can be found nearby, including larger retailers such as Next, Sainsburys, Aldi and Dunelm, while the neighbouring towns of Rustington, Littlehampton, Worthing, Brighton and Chichester provide extensive shopping, dining and leisure opportunities. The area is also well served by recreational facilities, including private health clubs, golf courses and countryside walks, making Angmering an ideal location for families, professionals and retirees alike.

- Detached Residence Situated on the Private Ham Manor Estate
- Five Bedrooms & Three Bathrooms / W.C's
- Three Receptions Rooms
- Fitted Kitchen / Breakfast Room
- Conservatory & Utility Room
- Pool House & Swimming Pool
- Triple Garaging
- Large Established Gardens
- Backing onto Ham Manor Golf Course
- 2748 Sq.ft / 255 Sq. Mtrs. No Onward Chain.





Set within the prestigious private Ham Manor Estate, Molesey Hurst occupies an enviable position at the far end of Ham Manor Way, adjoining the 17th green of the exclusive Ham Manor Golf Course. Accessed via East Drive and a secure gated entrance, the property enjoys both privacy and an exceptional setting.

A sweeping herringbone block-paved driveway provides extensive off-road parking for numerous vehicles and leads to the triple garaging.

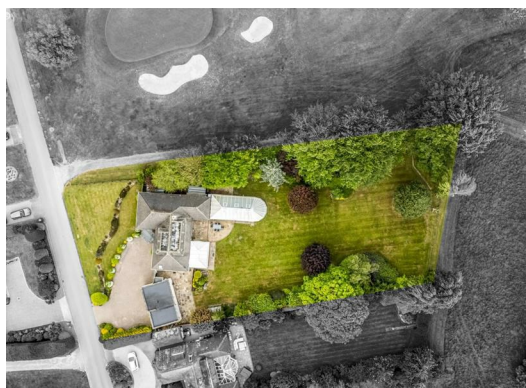
The welcoming entrance porch opens into a spacious reception hall. To the right, the impressive kitchen/breakfast room is fitted with a comprehensive range of integrated appliances and provides access to a side entrance and utility room. The generous dining room flows seamlessly into a large, double-glazed conservatory, while the elegant lounge enjoys views over the beautifully landscaped gardens and offers direct access outside.

The ground floor accommodation is thoughtfully arranged, with two double bedrooms positioned at the front of the property, one benefitting from access to a substantial illuminated loft space. These are served by a contemporary shower room/WC. To the rear, the superb principal bedroom suite enjoys a dual aspect, extensive fitted furniture, an en-suite bathroom/WC, and direct access into the pool room.

To the first floor are two further double bedrooms, both overlooking the rear garden, together with an additional shower room/WC.

The property further benefits from a double garage with direct internal access, alongside a single garage with drive-through access to the rear garden, as well as a convenient external cloakroom.

The magnificent rear garden has been meticulously maintained and features two paved terraces leading onto an expansive lawn bordered by mature shrubs and an abundance of established trees. A greenhouse, shed and summerhouse are nestled within the grounds, while a pump house services the swimming pool, which is currently not in use. At the far end of the garden, gated access opens directly onto the private Ham Manor Golf Course.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

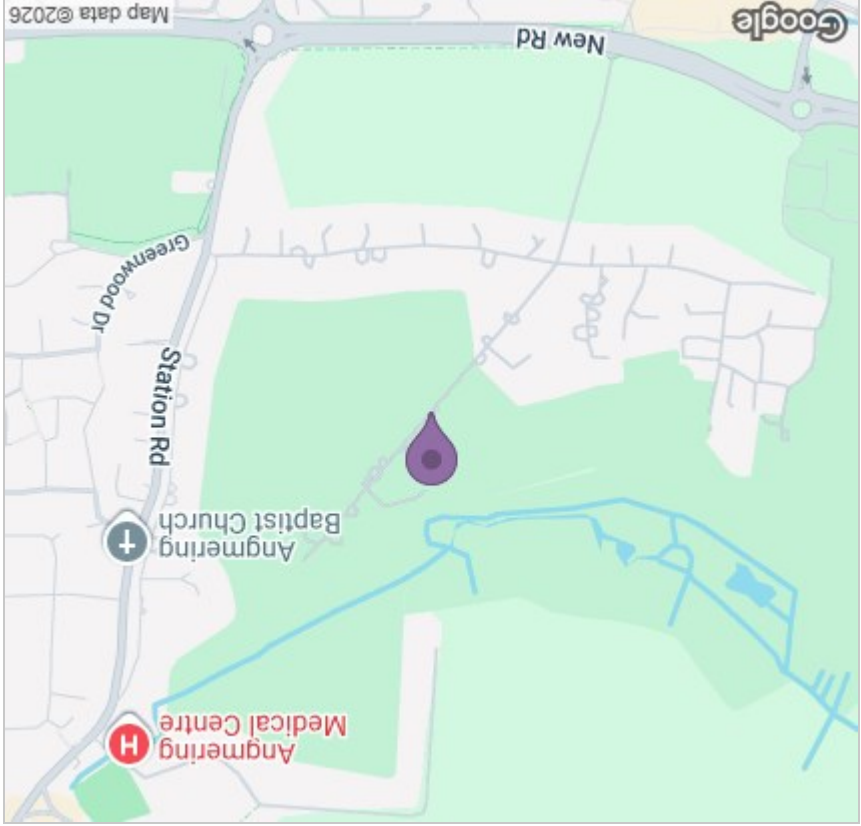
Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H

EU Directive 2002/91/EC
 Not energy efficient - higher running costs

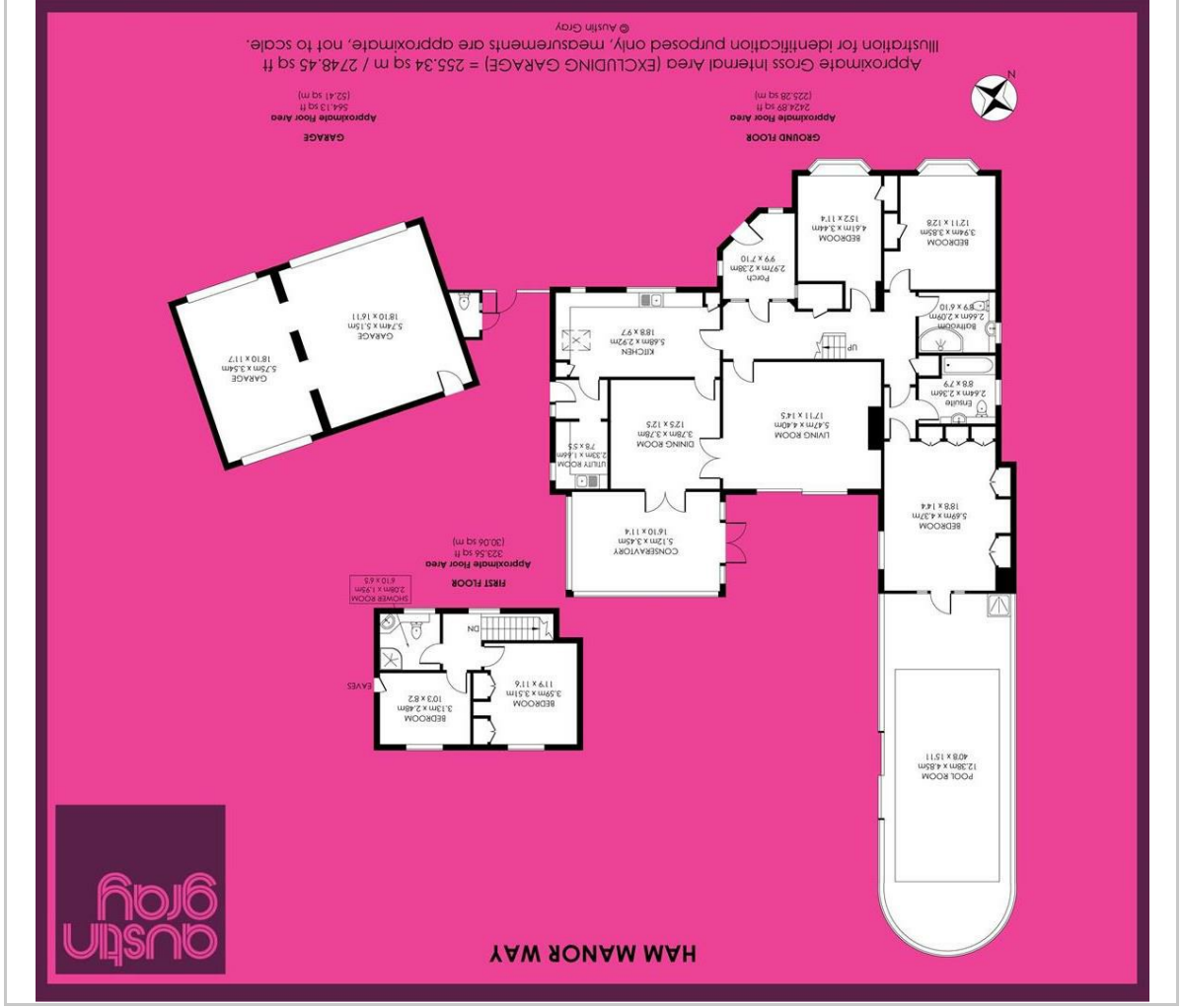
Very energy efficient - lower running costs

63
71

Energy Efficiency Graph



Area Map



Floor Plan