

Bramley Way, Angmering, BN16 4GA

A four bedroom semi-detached townhouse • Fully fitted modern Kitchen/breakfast room • Three bathrooms • West facing garden • Large single garage with electric up and over door • Driveway for two cars • For more information visit the Cooper Adams website

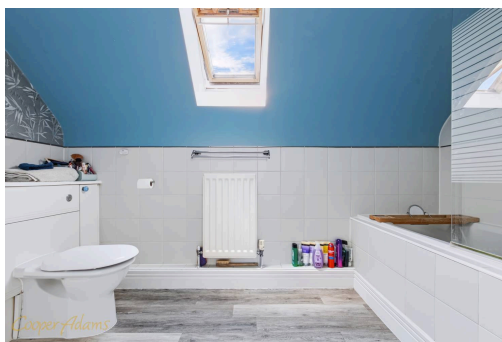
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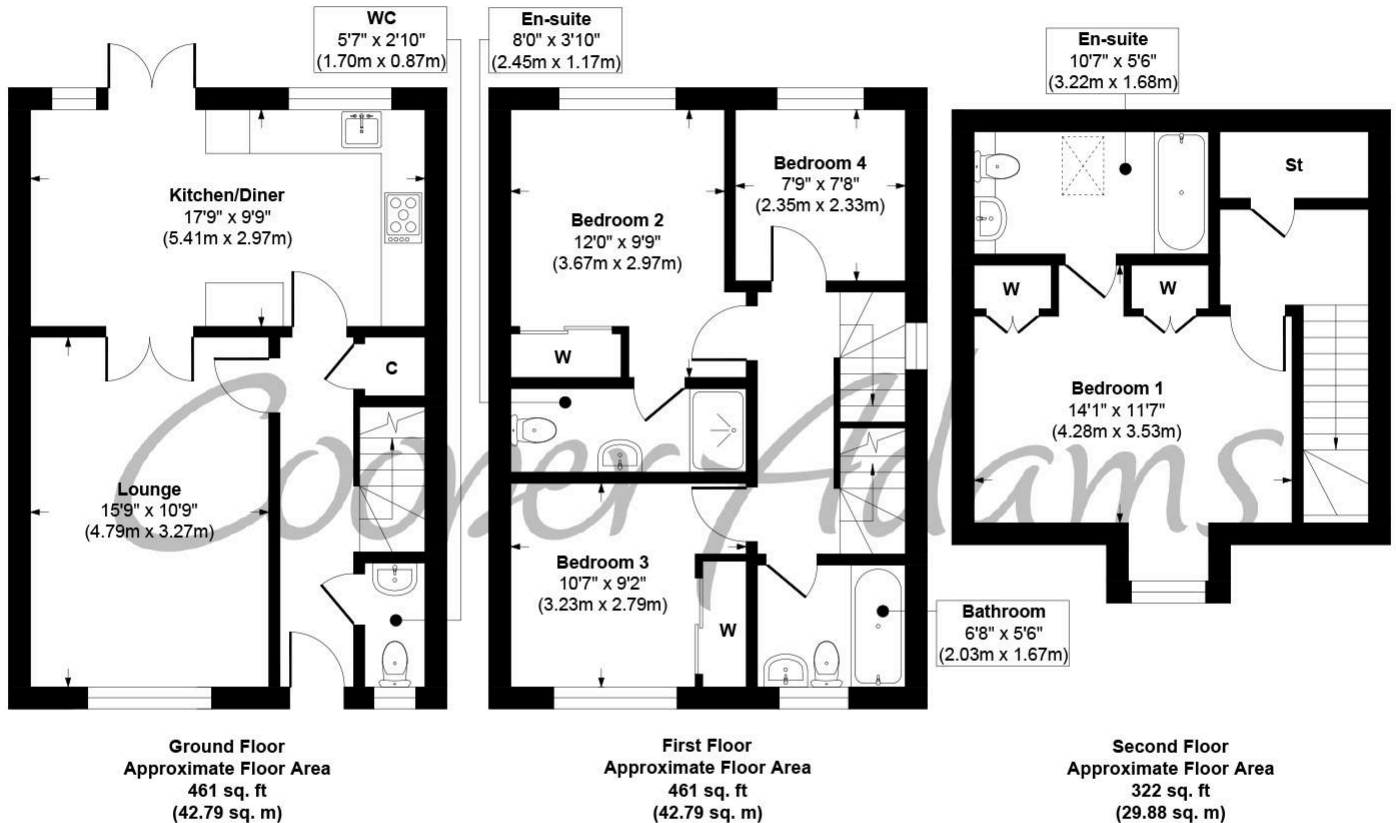
A well-presented four-bedroom, three-bathroom townhouse, ideally situated close to Angmering village, local shops and well-regarded schools. The property is in excellent order throughout and offers, versatile accommodation arranged over three floors. The entrance hall leads to a downstairs cloakroom and a comfortable sitting room with interconnecting doors to the kitchen/breakfast room, which can be closed for privacy. The kitchen is also accessible directly from the hallway, providing a practical layout. The modern, fully fitted kitchen/breakfast room offers ample space for dining and features French doors opening onto the west-facing rear garden. The first floor comprises three bedrooms, including two double bedrooms with fitted wardrobes, one of which benefits from an en-suite shower room. The third bedroom is a good-sized single, ideal as a home office or nursery. A family bathroom completes this floor. Occupying the entire second floor, the impressive principal bedroom features fitted wardrobes, an en-suite bathroom and access to a spacious walk-in airing cupboard from the landing, providing excellent additional storage. Outside, the enclosed west-facing rear garden enjoys a sunny aspect and includes a patio seating area, a garden shed and direct access to the large single garage



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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Approx. Gross Internal Floor Area 1244 sq. ft / 115.46 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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