



## 9 Highdown Close, Angmering, BN16 4GT

Freehold

CHAIN FREE • Great size four bedroom terraced house on three floors offering over 1400 sqft • Newly fitted kitchen/breakfast Room • Main bedroom with en-suite • Family bathroom and separate cloakroom • Flexible accommodation • Enclosed garden with patio • Garage and parking space • For more information go to the Cooper Adams website

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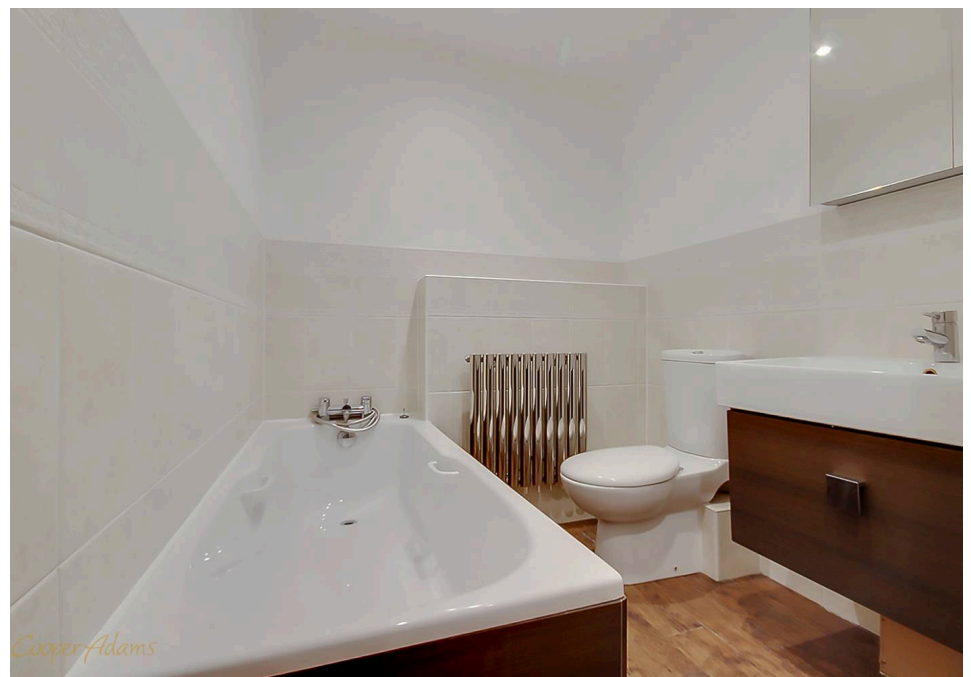
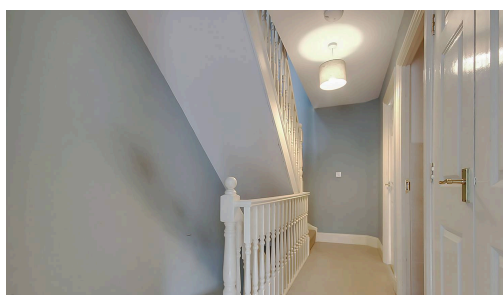
**\*CHAIN-FREE\***

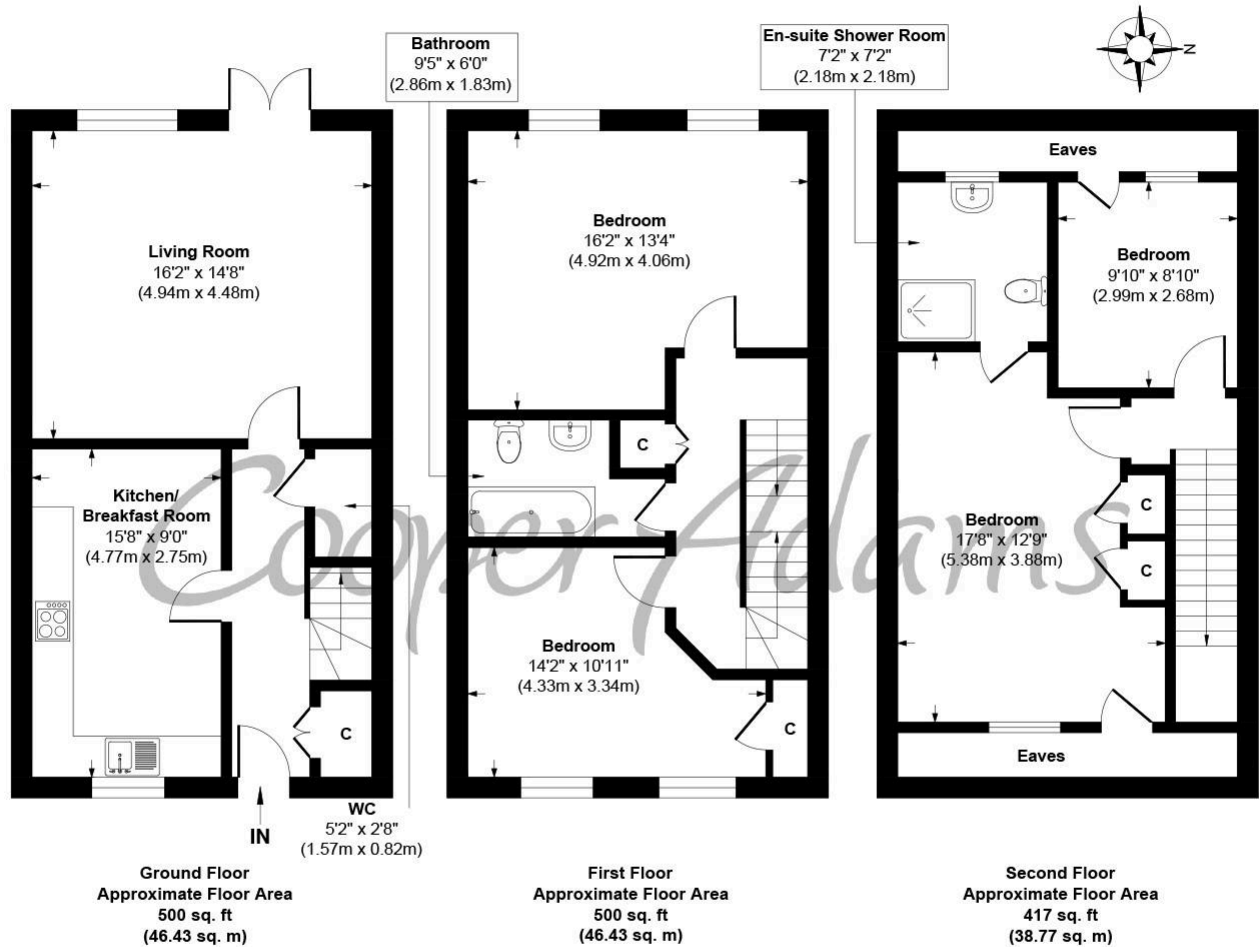
This four-bedroom townhouse offers over 1,400 sq ft of living space across three floors, giving you more space than you might expect, even compared to some detached homes nearby. It's set within a well-kept development with a mix of house styles, mature trees and green space, all within easy walking distance of the village centre, local shops and a good pub. The property has recently been re repainted, so it feels fresh and ready to move straight into. There's also a newly fitted kitchen/breakfast room that works well for everyday life as well as having people over, along with a bright living room that opens onto the garden and a downstairs cloakroom. On the first floor are two double bedrooms, one could easily be used as a second sitting room if needed, plus a family bathroom. The top floor has two bedrooms, one with an en-suite, while the other could be used as a bedroom, study or even a dressing room, depending on how you want to use the space. Outside, there's an enclosed garden with a patio area, along with a garage and parking. Overall, it's a flexible layout that can adapt as your needs change.



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.





**Highdown Close, Angmering, BN16 4GT**  
**Approx. Gross Internal Floor Area 1417 sq. ft / 131.63 sq. m**

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

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