



## Ashdown Close, Angmering, BN16 4DZ

Freehold

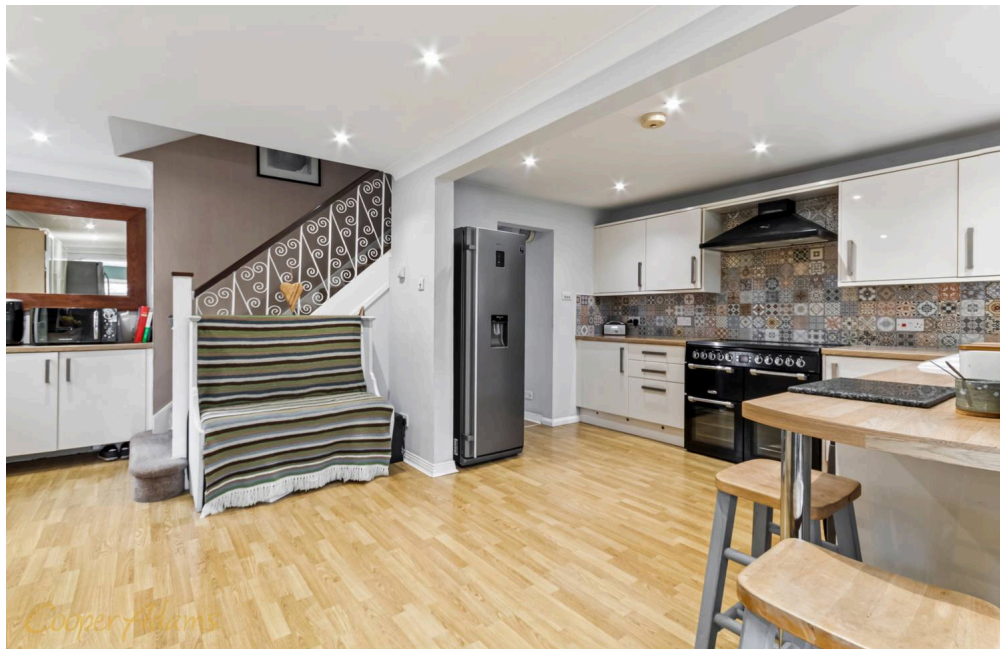
A spacious detached family house • Five bedrooms • Large kitchen/breakfast room • Separate annexe • Driveway for two cars • Sitting room with log burner • For more information visit the [Cooper Adams website](#)

*Cooper Adams*

A spacious five-bedroom detached family home, well maintained throughout, with the added benefit of a self-contained annexe comprising a double bedroom, sitting room and en-suite shower room.

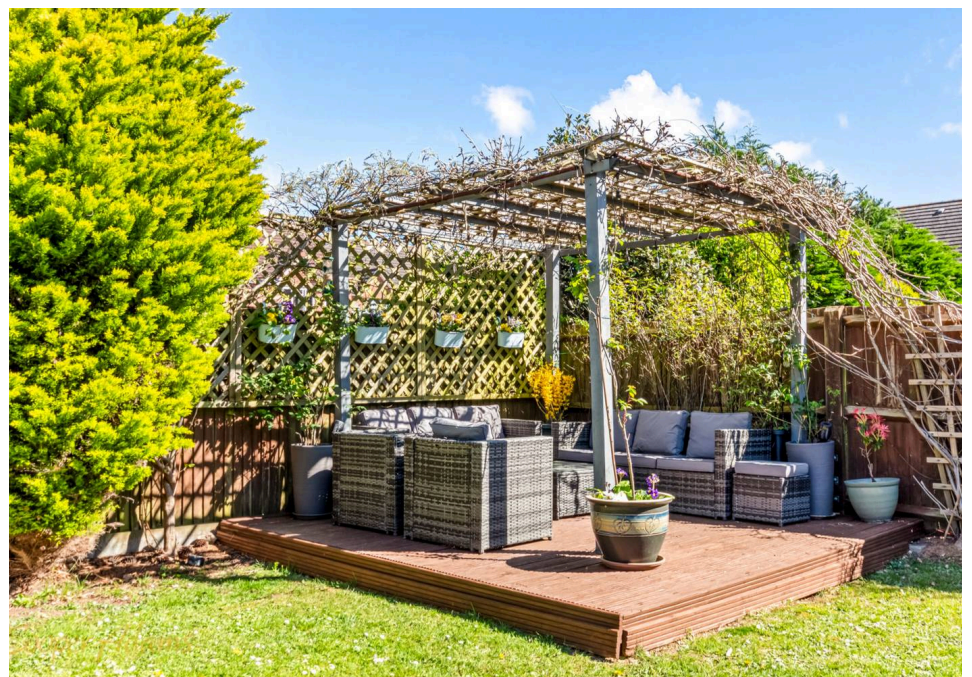
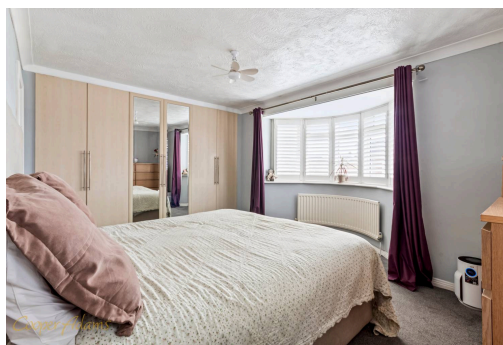
The entrance hall leads through to a comfortable sitting room with a large bay window and log burner, along with a downstairs cloakroom. To the rear, there is a generous kitchen/breakfast room with a range cooker, which flows into the dining room with doors opening onto the garden and access to the annexe. Upstairs, there are four bedrooms three doubles and a single. The main bedroom features a full wall of fitted wardrobes and an en-suite shower room, alongside a family bathroom with a shower over the bath. Outside, the garden is well kept and includes a decked area with a pergola covered in wisteria, a patio, a good-sized shed, and side access on both sides of the house.

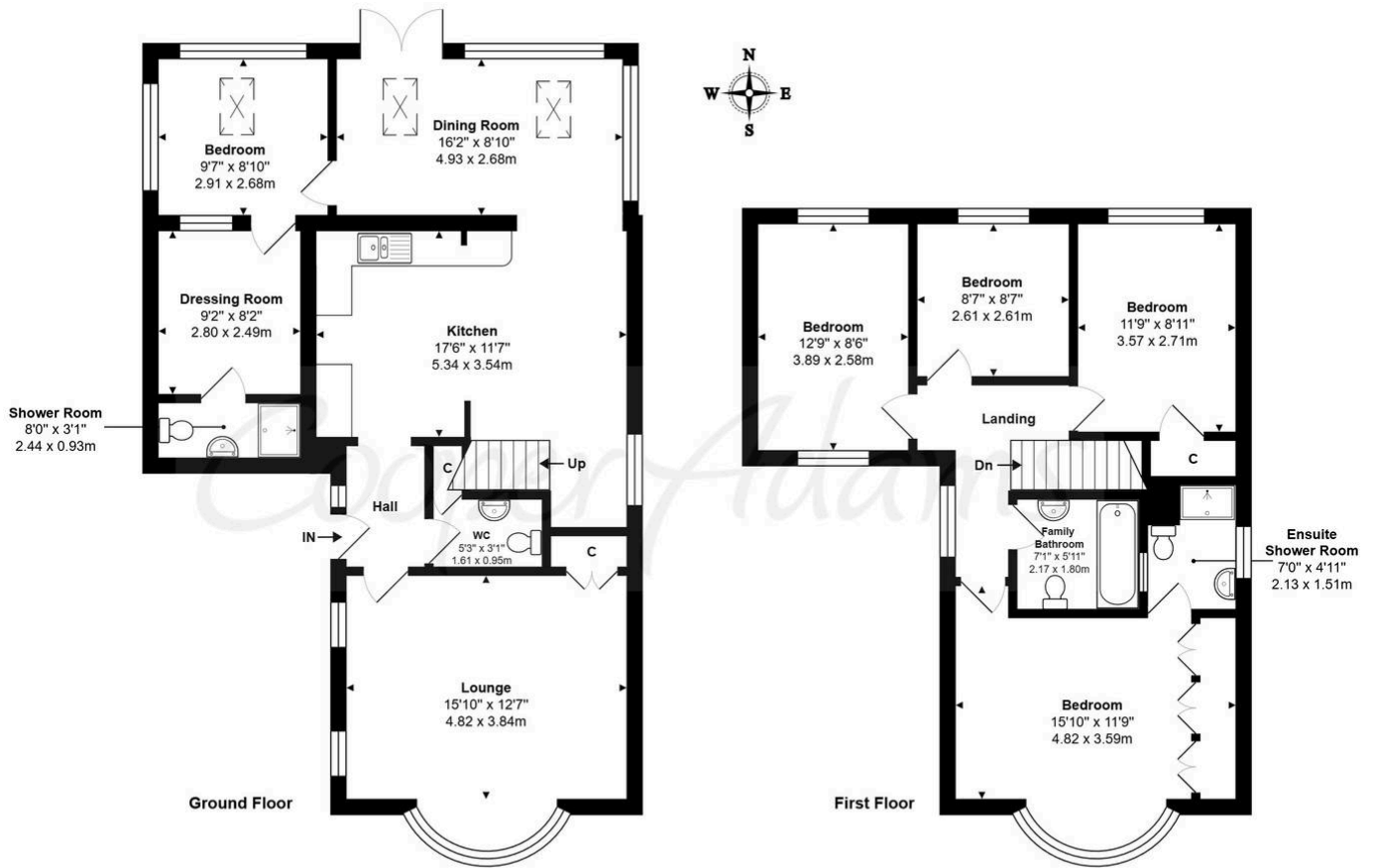
The property is conveniently located within walking distance of local schools, shops, the station, cafés and other amenities.



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: 1584 ft<sup>2</sup> ... 147.1 m<sup>2</sup>

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.  
 Created by 1st Image 2026

You can include any text here. The text can be modified upon generating your brochure.



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