

11 Lansdowne Cottages, Willow Wood Close, Angmering BN16 4BA

£399,995 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Three Story Town House**
- **Three Bedrooms & Three En-Suites**
- **Ground Floor Cloakroom**
- **No Onward Chain**
- **Private Gated Development**
- **Viewing Recommended**
- **Car Barn Parking Space**
- **Council Tax Band 'E'**
- **EPC Rating 'C'**







Nestled within a small, select private development with secure gated entrance, this impressive three-storey end of terrace house in Angmering, West Sussex, offers contemporary living in a highly desirable setting. Perfectly positioned in the popular Bramley Green development, the property sits on the edge of charming Angmering Village, placing a host of amenities, local schools, and the mainline railway station within easy reach.

Spacious and thoughtfully designed throughout, the house boasts three generous bedrooms, each benefitting from the luxury and convenience of its own en suite bathroom. Comfort is assured with gas central heating and double glazing installed throughout the property. No onward chain simplifies the buying process and offers a seamless move.

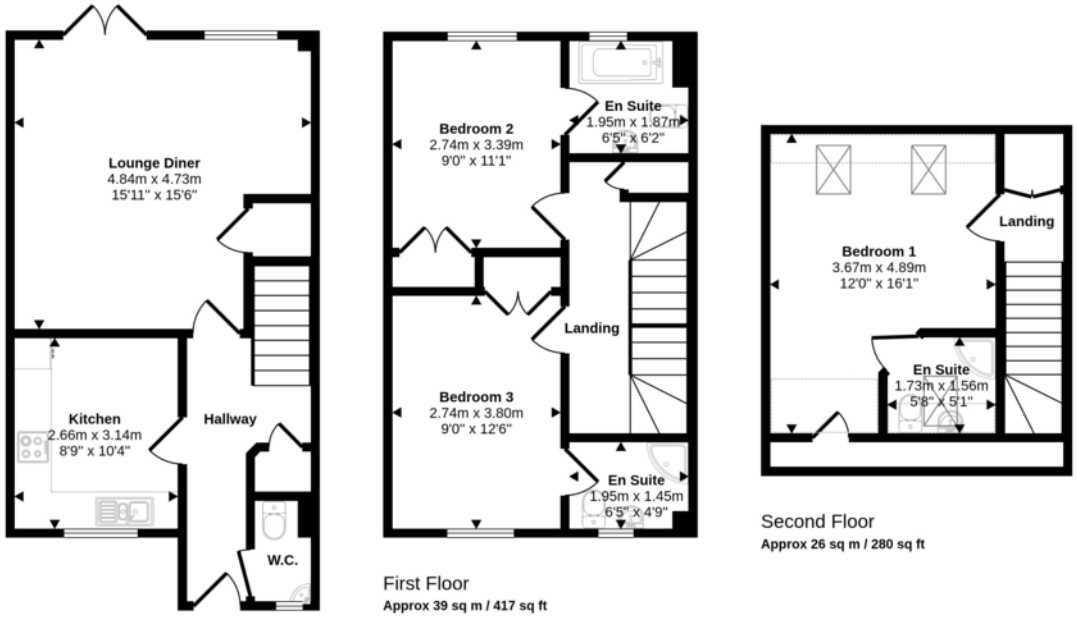
Externally, the home features private car barn parking, ensuring convenience and peace of mind. Beyond the gates, residents enjoy the tranquillity and exclusivity of this sought-after development, while excellent transport links at Angmering station mean quick access to nearby towns and the coast is never far away.

This is a rare opportunity to purchase a stylish family home in a vibrant community, combining modern comfort with practical amenities in a prime location. Early viewing is highly recommended-contact us today to arrange your tour.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe; they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 39 sq m / 417 sq ft

Second Floor
Approx 26 sq m / 280 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

ENTRANCE HALL

GROUND FLOOR WC

KITCHEN
10' 4" x 8' 9" (3.15m x 2.67m)

LOUNGE/DINING ROOM
15' 11" x 15' 6" (4.85m x 4.72m)

FIRST FLOOR LANDING

BEDROOM 2
11' 1" x 9' (3.38m x 2.74m)

EN SUITE

BEDROOM 3
12' 6" x 9' (3.81m x 2.74m)

EN SUITE

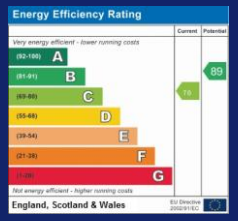
SECOND FLOOR LANDING

BEDROOM 1
16' 1" x 12' (4.9m x 3.66m)

EN SUITE

REAR GARDEN

CARPORT



The Property Ombudsman
naea | propertymark PROTECTED
OnTheMarket.com

01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ
sales@hawkemetcalfe.co.uk
www.hawkemetcalfe.co.uk







