



31 Cresswell Square, Angmering, BN16 4PX

Freehold

CHAIN FREE • Immaculate modern four bedroom town house in excellent condition • Open plan kitchen/breakfast family room
 • Two bedrooms with en-suites • West facing garden • Garage and driveway • Private development • Lovely views over the green
 • NHBC warranty still valid • Close to Angmering train station, village, local amenities, schools and shops

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****CHAIN FREE****

This immaculate townhouse is set within a private development and offers well arranged living across three floors.

The ground floor includes an entrance hall with cloakroom and a kitchen breakfast room with integrated appliances, opening through to a sitting area at the rear with doors onto the west facing garden. There is also useful understairs storage.

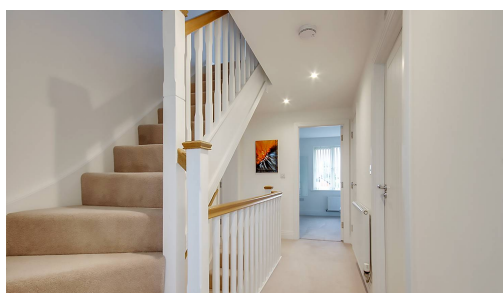
On the first floor, there are two double bedrooms, one with fitted wardrobes and its own en suite, along with a third bedroom and a family bathroom.

The top floor is given over to the main bedroom, with views to the front and rear, fitted wardrobes, and an en suite shower room.

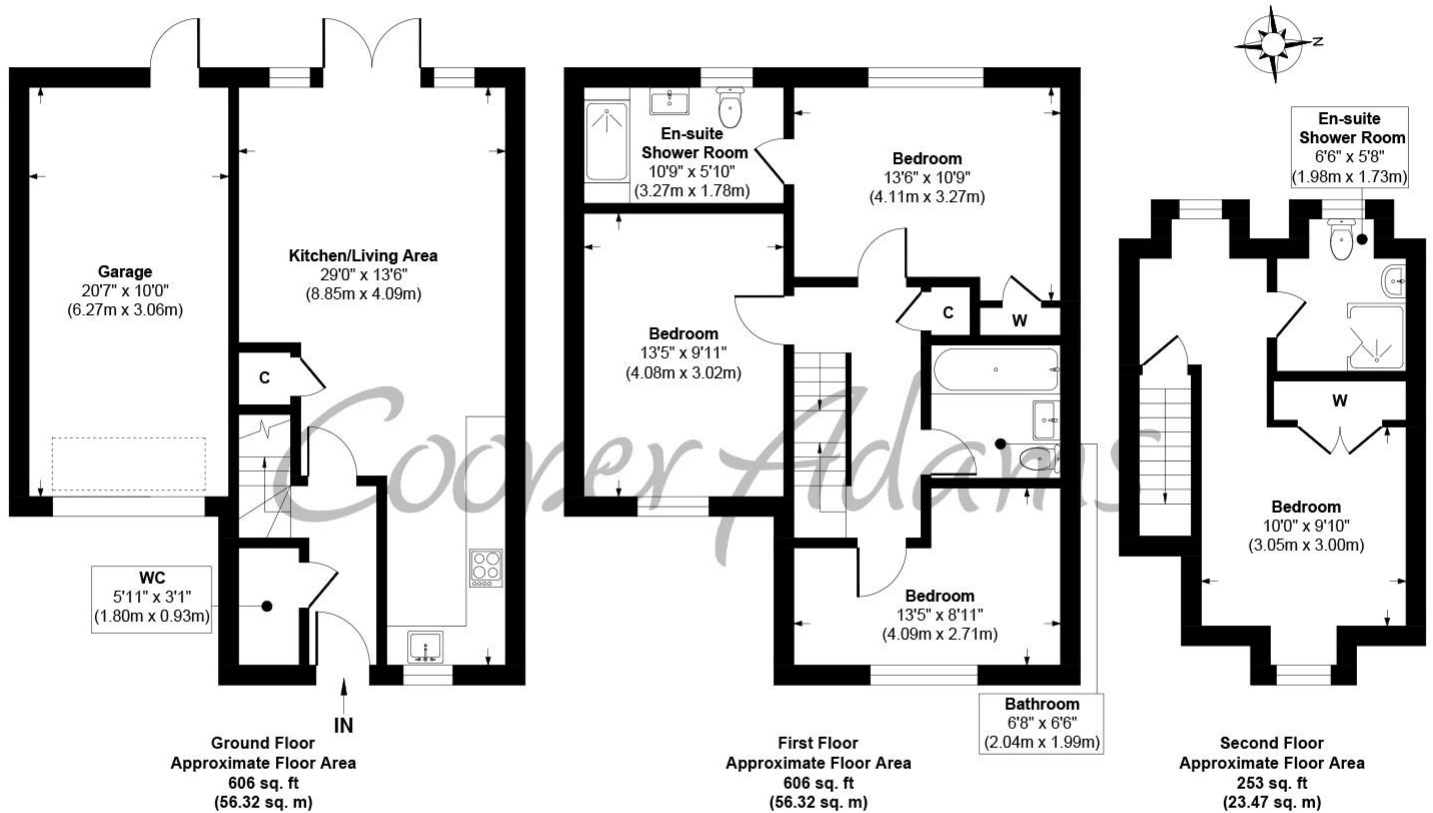
Outside, the rear garden faces west and has been landscaped for easy upkeep, with space to sit out. There is a garage and driveway parking to the front, plus additional visitor spaces.



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.



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Cresswell Square, Angmering, BN16 4PX
Approx. Gross Internal Floor Area 1465 sq. ft / 136.11 sq. m

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