



Mildenhall Row, Angmering, BN16 4RU

Freehold

Three bedroom detached house built by CALA homes on the Langmead Estate • Only built one year ago with NHBC warranty still valid • Kitchen/breakfast room with doors to garden • Pretty walled west facing garden • Large single garage with driveway for two cars • For more information please visit the Cooper Adams website

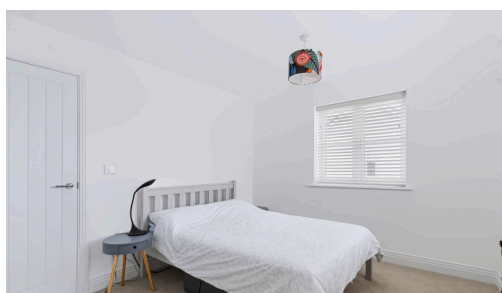
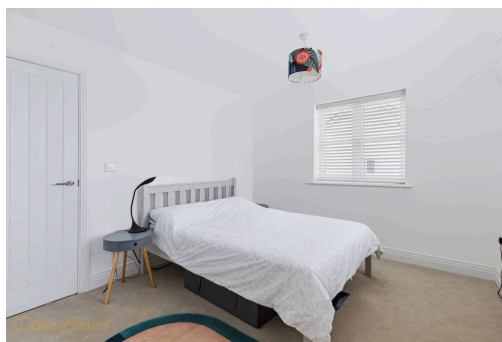
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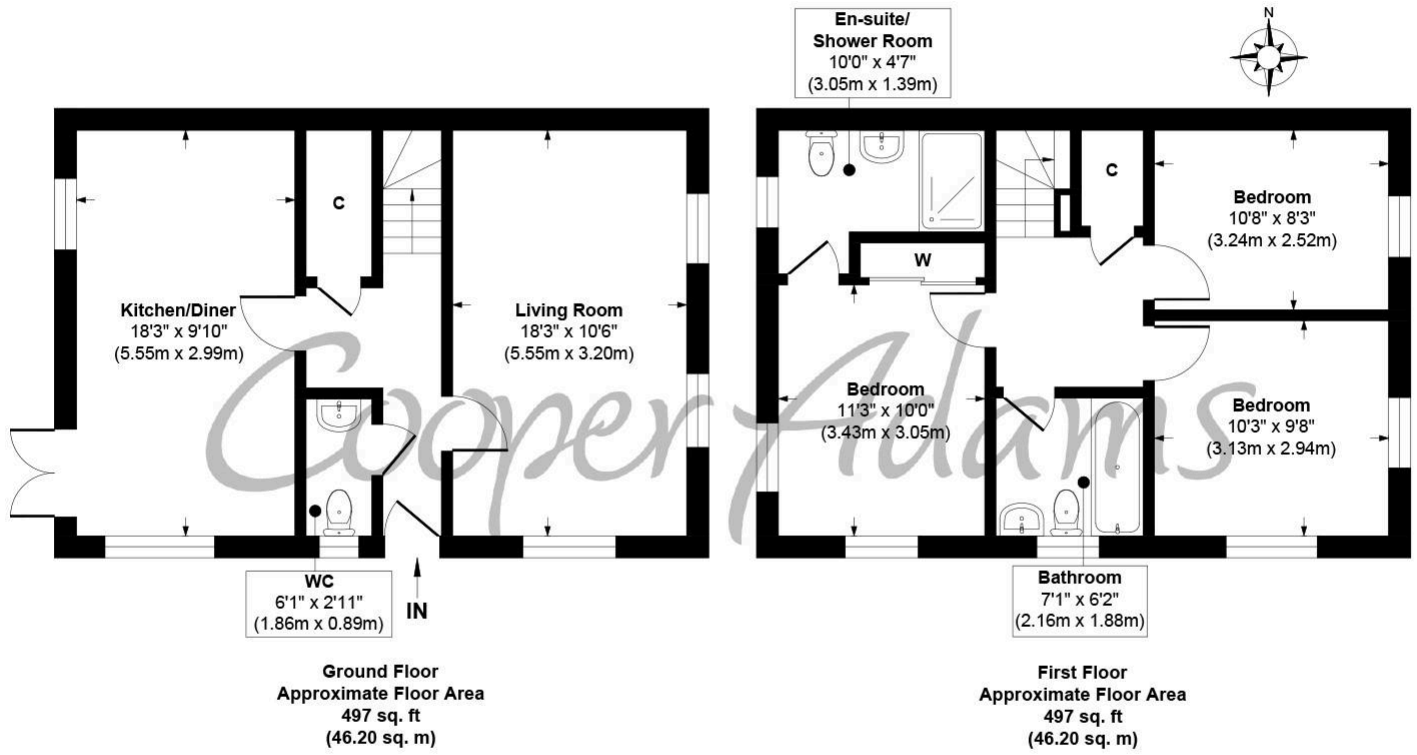
This beautifully presented detached three-bedroom home, built by CALA Homes on the sought-after Langmead Estate, is offered in exceptional condition throughout, having been completed just one year ago. The accommodation begins with a welcoming entrance hall leading to a cloakroom/WC. The bright and spacious sitting room benefits from windows on two elevations, creating a light-filled living space. The fully fitted kitchen/breakfast room offers excellent storage and practicality, with double doors opening onto the west-facing rear garden. An additional under-stairs cupboard provides useful extra storage. On the first floor, the generous landing enhances the sense of space and leads to three double bedrooms. The principal bedroom features fitted wardrobes and an en-suite shower room. There is also a modern family bathroom with a shower over the bath, together with a further storage cupboard off the landing. Outside, the enclosed walled rear garden to one side enjoys a desirable west-facing aspect and includes a patio area, attractive flower and shrub borders, and a garden shed. The property also benefits from a large single garage, an electric car charger, a driveway providing off-road parking for two vehicles, and ample visitor parking nearby.



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 994 sq. ft / 92.40 sq. m

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

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