



17 Hazel Road, Angmering - BN16 4FR

£725,000 Guide Price | Freehold

Magnificent executive detached family home - one of only a select few of this impressive design on this highly sought-after development. • Meticulously maintained and significantly improved to an exceptional standard, boasting quality finishes, premium fixtures and stylish contemporary décor throughout. • Outstanding extended kitchen/breakfast/family room with central island, integrated appliances, utility room and bi-folding doors opening onto the garden. • Versatile and spacious accommodation including an elegant lounge, separate dining room and ground floor study/fourth bedroom with adjacent contemporary shower room. • Three generous double bedrooms, including a luxurious principal suite with fitted wardrobes and a beautifully appointed en-suite shower room. • Stylish family bathroom featuring both a bath and separate shower, finished to an equally high specification. • Beautifully landscaped west-facing rear garden, designed for entertaining with multiple seating areas, outdoor bar and fire pit. • Driveway parking, integral garage and exceptional presentation throughout - a true turnkey family home that must be viewed to be fully appreciated.

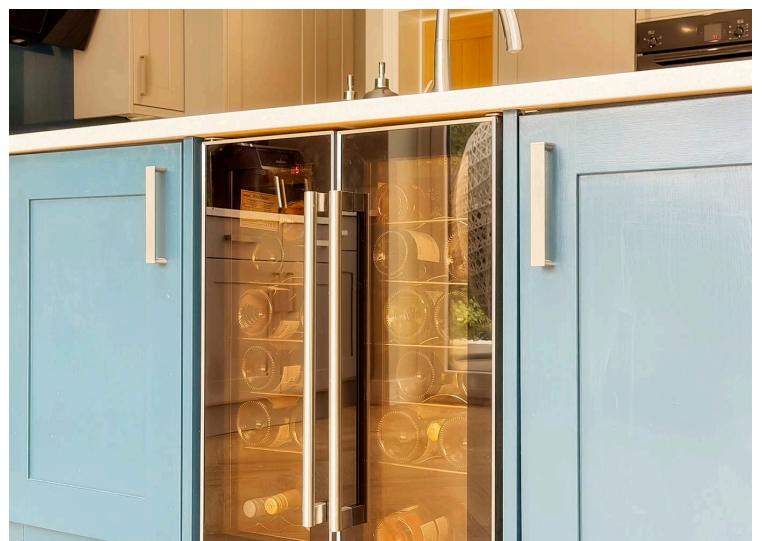


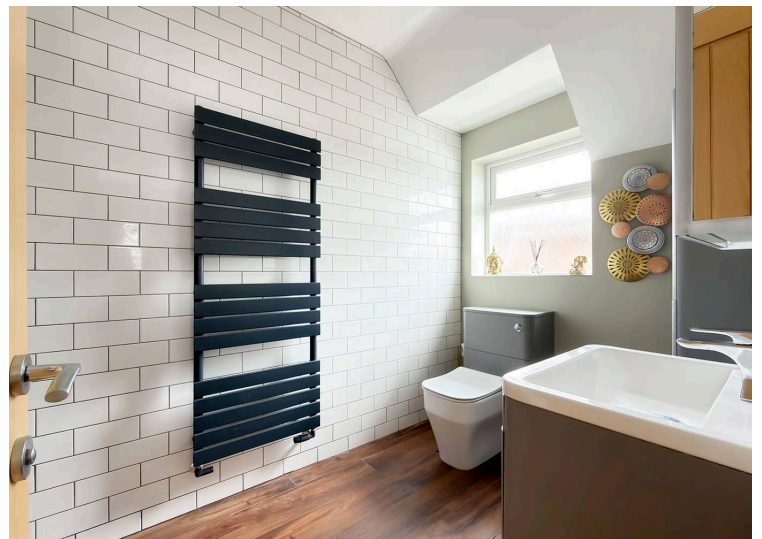
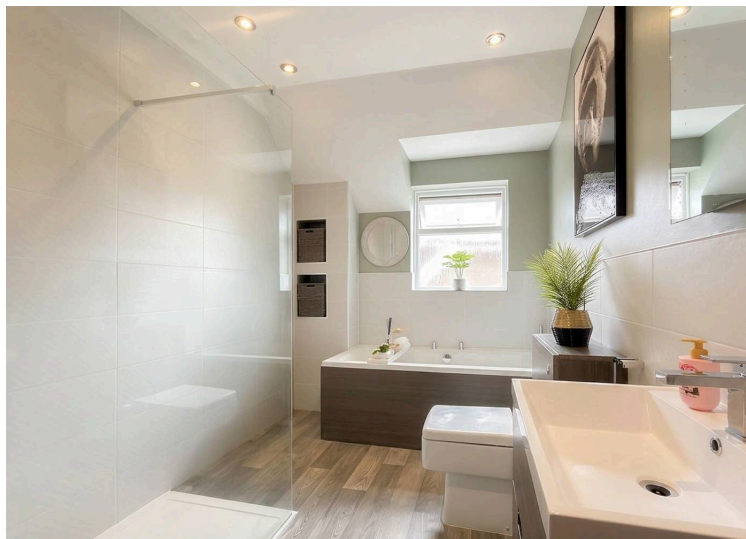
This magnificent detached family home has been meticulously maintained and thoughtfully enhanced by the current owners, creating an exceptional home that effortlessly combines style, space and practicality. One of only a select few of this impressive design, the property offers beautifully presented accommodation throughout with high-quality finishes, contemporary décor and premium fixtures and fittings creating a luxurious yet welcoming feel.

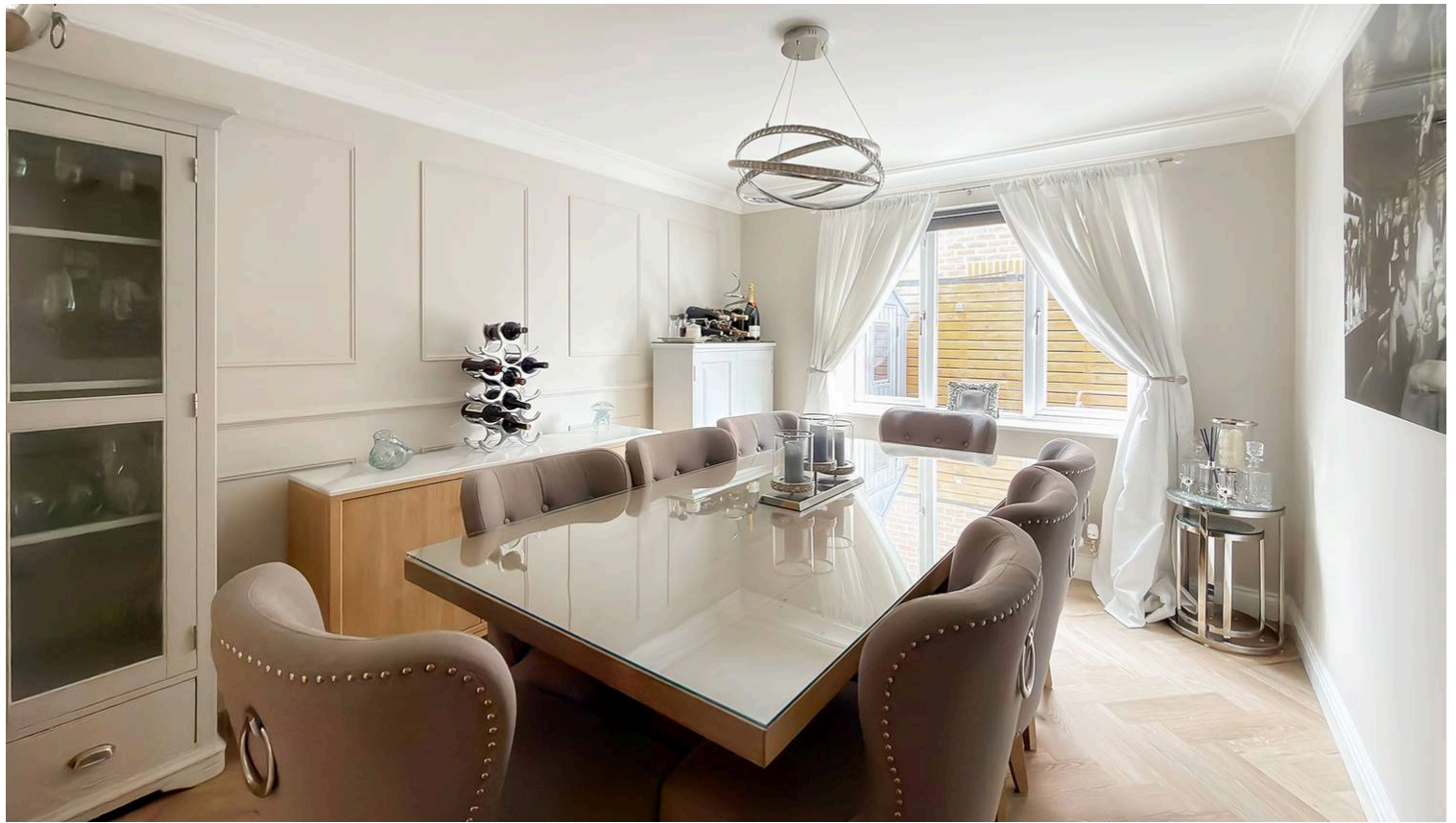
At the heart of the home is a stunning extended kitchen, breakfast and family room featuring a central island, quality integrated appliances, a separate utility room and wide bi-folding doors opening onto the garden, making it an outstanding space for both everyday family life and entertaining. Complementing this are an elegant lounge, a separate dining room and a versatile ground floor study or fourth bedroom, served by a stylish contemporary shower room. Upstairs, a spacious galleried landing leads to three generous double bedrooms, all thoughtfully designed with modern family living in mind. The impressive principal suite benefits from fitted wardrobes and a beautifully appointed en-suite shower room, while the remaining bedrooms are served by a luxurious family bathroom complete with both a bath and separate shower. Finished to an exceptional standard throughout, every room showcases the care and investment made by the current owners, with quality materials, tasteful styling and meticulous attention to detail ensuring this is a home ready to move straight into and enjoy from day one.

Outside, the property continues to impress with a beautifully landscaped west-facing rear garden, offering a series of stylish seating and entertaining areas designed to make the most of the afternoon and evening sunshine. Whether hosting friends around the outdoor bar, relaxing beside the fire pit or enjoying family time on the generous patio, this private outdoor space is every bit as impressive as the interior. With driveway parking, an integral garage, outstanding kerb appeal and a highly sought-after location, this truly is a prime modern family home that delivers on every level and simply must be viewed to be fully appreciated.

Council Tax Band: F | Tenure: Freehold







Kitchen/Family Room

18' 11" x 16' 0" (5.77m x 4.88m)

Living Room

17' 7" x 13' 11" (5.36m x 4.24m)

Master Bedroom

17' 7" x 15' 2" (5.36m x 4.62m)

Bedroom 2

15' 4" x 9' 8" (4.67m x 2.95m)

Bedroom 3

12' 10" x 10' 7" (3.91m x 3.23m)

Ensuite

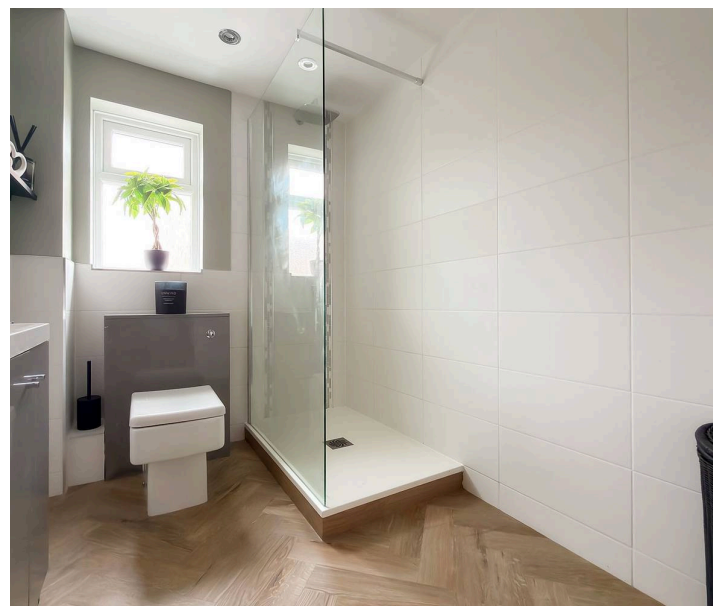
Bathroom

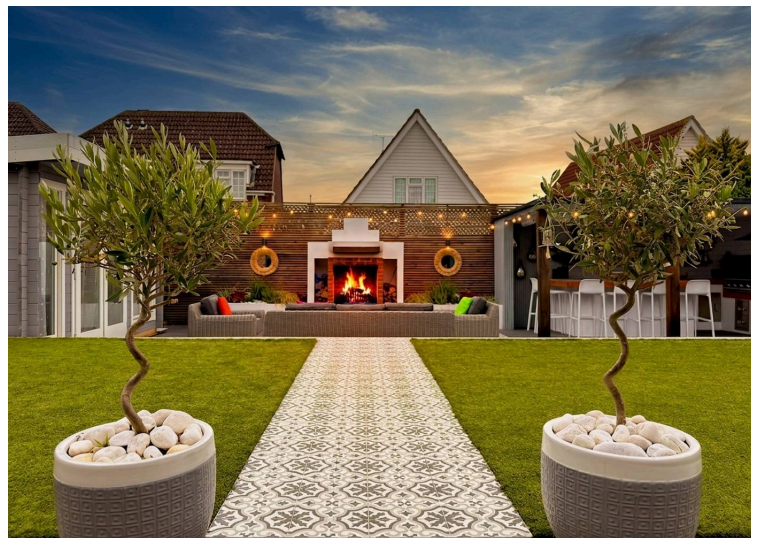
Bedroom 4

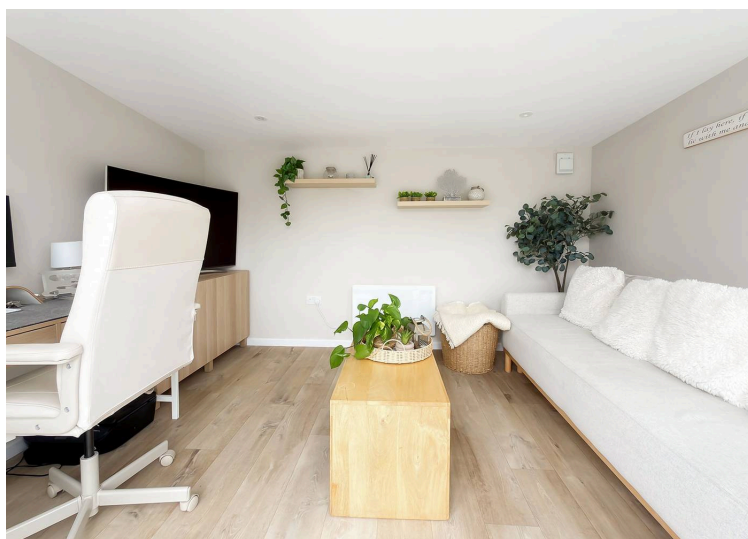
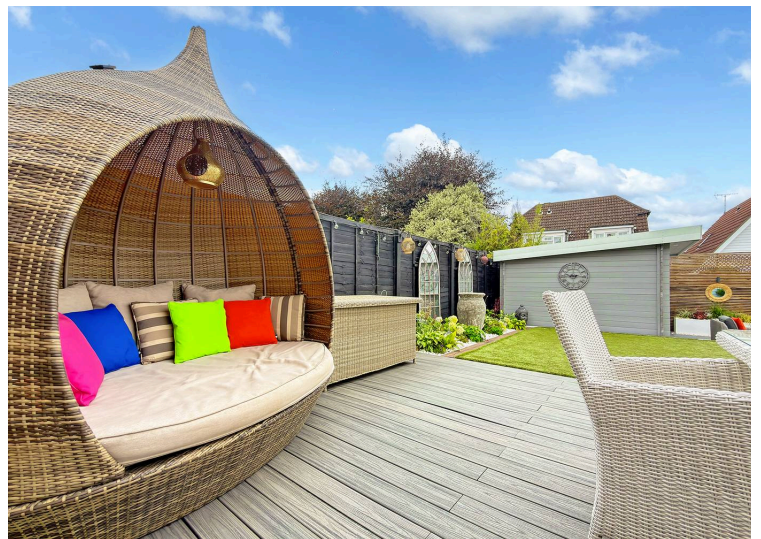
14' 5" x 11' 3" (4.39m x 3.43m)

Garden Office

Garden Bar









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.
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