



**Harcourt, West Drive, Ham Manor,
Angmering, BN16 4JE**
 “Offers in Excess of” £1,250,000 (Freehold)



Council Tax Band: G
Energy Efficiency Rating: C
Private Estate Fee: TBC

It is our pleasure to present this imposing detached residence to the market, occupying a generous corner plot within the highly regarded Ham Manor private estate.

The spacious and versatile accommodation is a notable feature, with the current room layout arranged as; five bedrooms, the larger two of which benefit from en suite shower rooms; living room; an impressive kitchen/dining room, with openings either end to a utility room and sitting room; a large orangery; study/potential ground floor bedroom six; first-floor family bathroom; and a ground floor cloakroom.

The property is further complemented by a self-contained studio annex (formerly part a detached triple garage) encompassing a built-in kitchenette and separate shower room.

Additional attributes include a split-level rear garden set on a favourable westerly aspect; secure off-road parking to the front approached via double gates; a single garage (formerly part of the aforementioned triple garage); a spacious entrance hall and galleried landing; built-in wardrobes in all five bedrooms; and gas central heating. There is also a useful piece of additional land adjacent to the annex/garage that offers potential to be a private garden for the annex (subject to estate rules and planning consent).

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At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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The Ham Manor estate is an extremely popular gated development boasting an assortment of beautiful homes that surrounds the renowned Ham Manor golf club.

The position enables easy access to many important local amenities, namely; The Angmering School, Angmering mainline railway station, Sainsbury's superstore, and Angmering Medical Centre; all of which can be found within an approximate 0.5-mile radius.

Angmering boasts a picturesque village centre with an array of useful shops. It is conveniently delightfully positioned between the A259 and A27, as well as being equidistant to the seafront and South Downs.



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