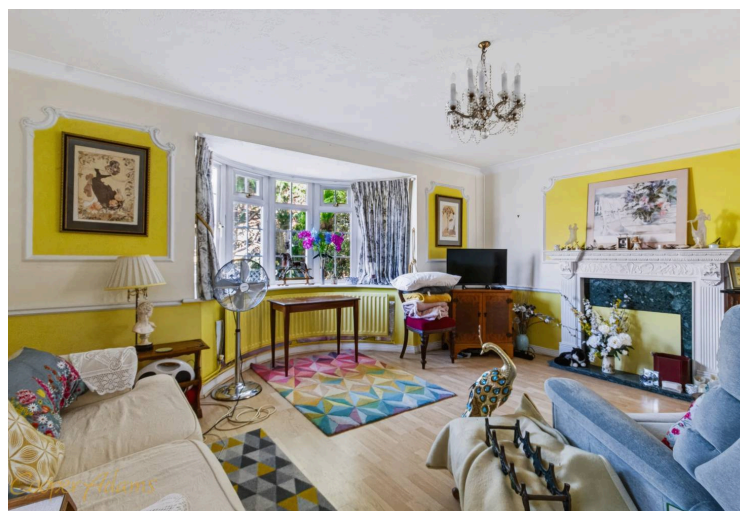




Dell Drive, Angmering, BN16 4HE

Freehold

A four bedroom detached family house • Two reception rooms • Conservatory • South facing garden • Garage and driveway for three cars • Walking distance to Angmering mainline station, shops, cafe's and schools • CHAIN FREE! • For more information visit the Cooper Adams website

Cooper Adams

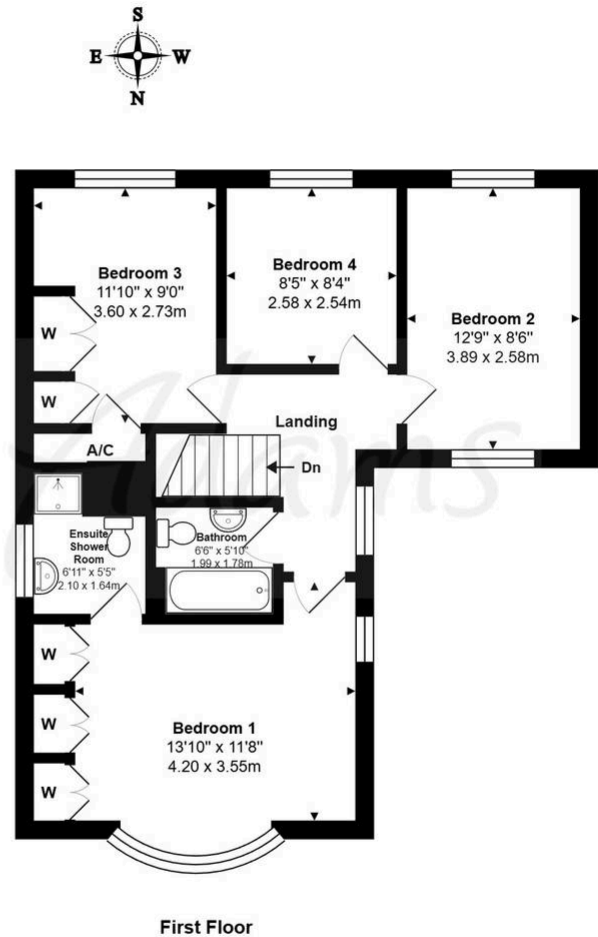
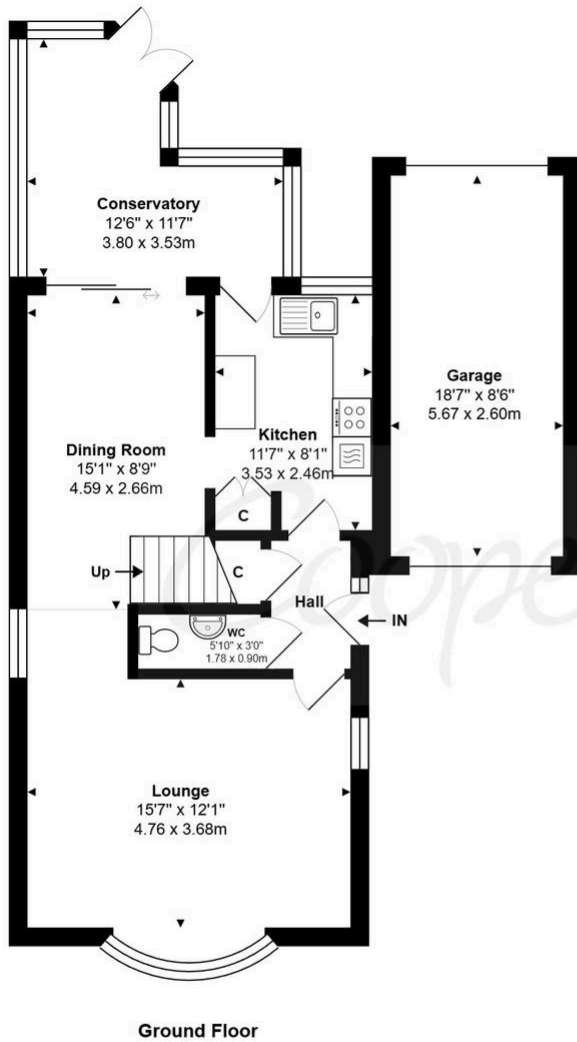
CHAIN FREE! Welcome to this four-bedroom family home, ideally situated at the end of a quiet cul-de-sac and within easy walking distance of Angmering mainline station, local shops, schools and cafés. The entrance hall leads to a spacious sitting room featuring a bay window, a galley-style kitchen, separate dining room and a bright conservatory with doors opening onto the garden. The ground floor also benefits from a convenient downstairs cloakroom and additional storage. Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an en-suite shower room, while bedroom two is a spacious double with fitted wardrobes. Bedroom three is also a generous double, with bedroom four offering a comfortable single room. A family bathroom completes the first floor. The property would benefit from some updating and modernisation, but offers excellent potential for buyers looking to create their ideal family home. Outside, the enclosed south-facing rear garden features a patio area, summer house and convenient access to both the front of the property and the rear of the garage. To the front, there is a single garage with an up-and-over door, together with a driveway providing parking for up to three cars.



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.





Dell Drive, Angmering, BN16 4HE

Total Area: 1428 ft² ... 132.6 m² (Includes Garage)

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.
Created by 1st Image 2026



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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