

Ashmore Avenue, Angmering, West Sussex, BN16

Guide Price **£685,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 3

Tenure: Freehold

Council Tax Band: F

- Detached family home on the prestigious Bramley Green development
- Approximately 2,230 sq ft in total, including the detached double garage and garden room/home office
- Five bedrooms and three bath/shower rooms
- Principal suite with walk-in wardrobe/dressing room and en-suite shower room
- Second bedroom with en-suite facilities
- Three reception rooms including a living room, dining room and snug
- Impressive 21ft kitchen/diner with separate utility room
- Beautifully landscaped rear garden
- Detached garden room/home office
- Walking distance to Angmering station with direct London services and excellent access to Brighton & Hove, Chichester, Arundel, Goodwood, the South Downs and the coast

A substantial detached family home on the sought-after Bramley Green development, offering approximately 2,230 sq ft in total including a detached double garage and garden room. Featuring five bedrooms, two en suites, three





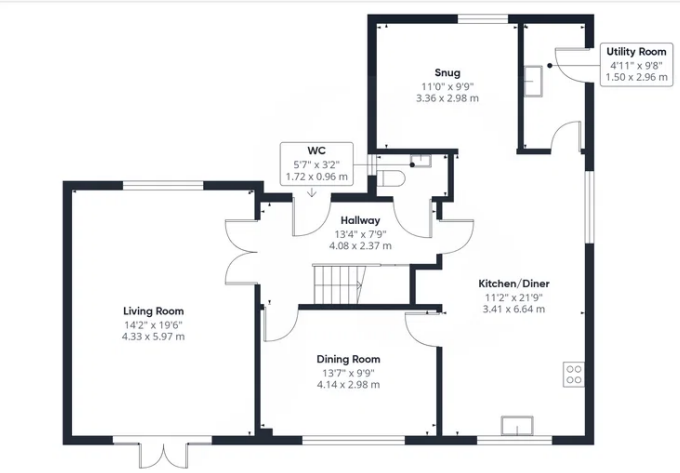
Jacobs Steel is delighted to present this substantial detached family home, beautifully positioned on the highly regarded Bramley Green development in the heart of Angmering Village. The property offers approximately 2,230 sq ft in total, including the detached double garage and garden room/home office, with the main house providing exceptionally well-balanced accommodation ideally suited to modern family living.

Internally, the property has been thoughtfully designed for modern family living, with a layout that flows exceptionally well and creates a wonderful sense of connectivity throughout the ground floor. A welcoming entrance hall leads through to a spacious dual-aspect living room, whilst a separate dining room provides an ideal setting for both formal entertaining and everyday family meals. The impressive 21ft kitchen/diner forms the true heart of the home, creating a sociable space for family life and entertaining alike, complemented by a separate utility room and ground floor cloakroom. In addition, a cosy snug offers a valuable second reception space, perfect as a family room, playroom or home-working environment. Together, the ground floor spaces provide excellent flexibility whilst retaining a natural flow that is perfectly suited to modern living.

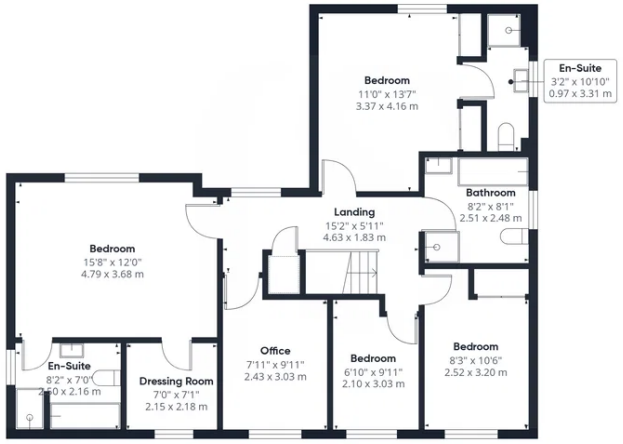
To the first floor, the accommodation continues to impress with five well-proportioned bedrooms arranged around a generous landing. The principal suite enjoys the luxury of a walk-in wardrobe/dressing room and a beautifully appointed en-suite shower room, whilst a second bedroom also benefits from its own en-suite facilities. Three further bedrooms are served by a spacious family bathroom featuring both a bath and separate shower enclosure, creating excellent flexibility for growing families and visiting guests alike. A substantial loft is accessed off of the landing with light and drop down ladder.

Outside, the property enjoys a beautifully established rear garden which has been carefully landscaped to create a peaceful and private environment. Mature planting, specimen trees and attractive seating areas combine to provide year-round interest and a wonderful backdrop for outdoor entertaining. A detached garden room offers excellent versatility, ideal as a home office, studio, gym or hobby room, whilst the detached double garage provides secure parking and additional storage.

Bramley Green remains one of Angmering's most sought-after modern developments, perfectly positioned for access to the village centre with its excellent selection of shops, cafés, restaurants and everyday amenities. Angmering mainline railway station is within comfortable walking distance and provides direct services to London Victoria, making the location particularly attractive for commuters. The nearby A27 also offers convenient connections to Brighton & Hove, Chichester, Worthing and Arundel, whilst the historic market town of Arundel, with its renowned castle and riverside walks, and the internationally recognised Goodwood Estate, famous for its motorsport, horse racing and golf, are both within easy reach. The South Downs National Park and the West Sussex coastline are similarly close by,



Ground Floor Building 1



Floor 1 Building 1



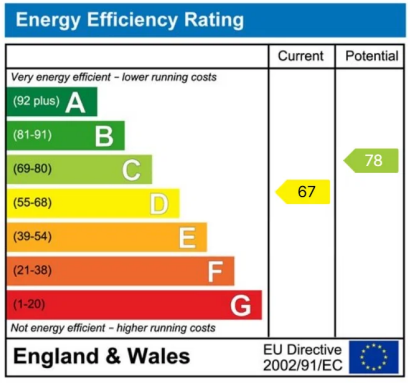
Ground Floor Building 2



Ground Floor Building 3







Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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