



East Drive, Angmering, BN16 4JH

Freehold

A 1930's four bedroom detached family house • Located on the Ham Manor private estate • Two reception rooms • Three bathrooms • Large mature garden backing onto Ham Manor Golf course • Beautiful views • Walking distance to Angmering village shops, cafes and schools • For more information visit the [Cooper Adams website](#)

Cooper Adams

A substantial and spacious detached 1930s family home, ideally located on the prestigious Ham Manor Estate and backing directly onto Ham Manor Golf Course. The property offers excellent living space, including a bright sitting room with garden access, separate dining room, generous kitchen/breakfast room, utility room and downstairs shower room. Upstairs are four well-proportioned double bedrooms, with two benefiting from dressing rooms and en-suite bathrooms, plus a family bathroom.

Outside, the mature and beautifully landscaped garden features a patio, established planting, colourful borders and a charming sunken garden. A rear gate provides direct access to Ham Manor Golf Course and its open views. The property also benefits from a large driveway, substantial double garage and convenient side access.

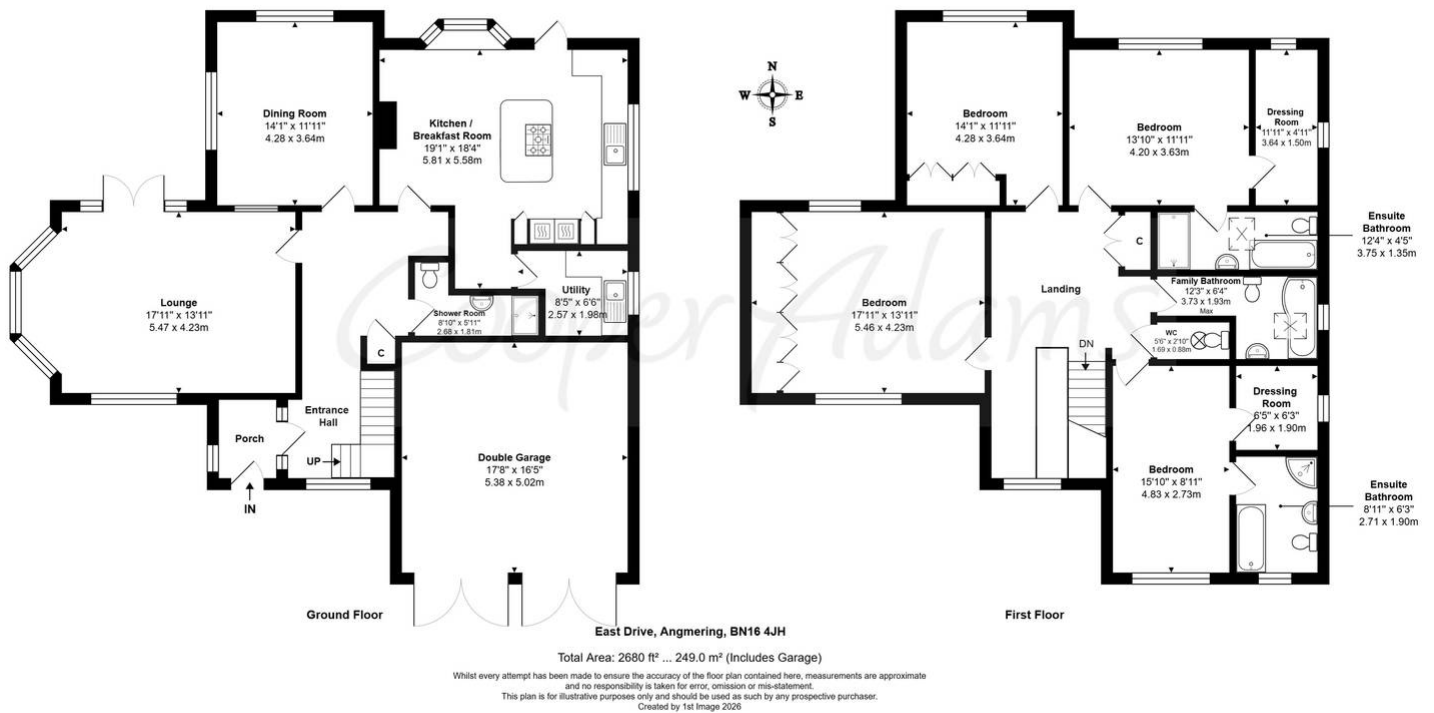
Ideally positioned within walking distance of Angmering village, this is a wonderful family home in a highly desirable setting.



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.





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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