



## 80 West Drive, Angmering - BN16 4JE

£380,000 | Freehold

Prestigious position within the private Ham Manor Estate, moments from the renowned golf club • Elevated setting with attractive outlooks and a strong sense of privacy • Elegant living room with garden views, ideal for both relaxing and entertaining • Stylish shaker-inspired kitchen with integrated dining and informal seating area • Substantial conservatory providing additional reception space and garden views • Beautifully landscaped, mature rear garden with terrace for outdoor dining • Three well-proportioned bedrooms, including a principal room with Juliet balcony plus stylish shower room • Rear access to garage and private parking within this highly sought-after private estate



Enviably positioned within the prestigious Ham Manor Private Estate, just moments from the renowned Ham Manor Golf Club in Angmering, this beautifully presented three-bedroom home offers **surprisingly spacious and deceptively generous accommodation** in one of the area's most sought-after private settings.

From the outside the property appears charming and understated, yet internally it reveals a home of impressive proportions, filled with natural light and thoughtfully arranged living space.

The ground floor features a welcoming entrance hall, a generously sized living room with a pleasant outlook over the front garden, and a stylish shaker-inspired kitchen that forms the heart of the home with integrated dining and relaxed seating areas. A substantial conservatory further enhances the sense of space, creating a bright additional reception area that enjoys lovely views across the rear garden.

The rear garden is a particular highlight - **mature, beautifully established and wonderfully private**. Offering a peaceful and leafy setting, it provides an attractive outlook from the house and plenty of space to relax or entertain, with a generous terrace ideal for al fresco dining and summer gatherings.

Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom with a **west-facing Juliet-style balcony**, perfectly positioned to enjoy the afternoon and evening sun while taking in the pleasant outlook. A stylish shower room and separate WC complete the first floor, while further benefits include rear access leading to a garage and private parking. Combining generous accommodation, a stunning mature garden and a highly desirable private estate location close to the golf club, this is a wonderful home suited to both full-time living and a coastal retreat.





**Living Room**

19' 11" x 16' 11" (6.07m x 5.16m)

**Kitchen/Diner**

19' 11" x 8' 9" (6.07m x 2.67m)

**Conservatory**

11' 6" x 9' 6" (3.51m x 2.90m)

**Bedroom 1**

14' 3" x 12' 0" (4.34m x 3.66m)

**Bedroom 2**

10' 1" x 8' 9" (3.07m x 2.67m)

**Bedroom 3**

11' 5" x 7' 1" (3.48m x 2.16m)

**Shower Room & WC**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 sq.m.) approx.  
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