



PLOT 1 – TAWNY GARDENS Arundel Road, Angmering – BN16 4ET

£665,000 Freehold

Brand new 3-bedroom home (Plot 1) within the exclusive Tawny Gardens development by JW Stratton • Spacious open-plan kitchen/dining room with German Nobilia handleless units & integrated Bosch appliances • Separate living room & utility room plus ground floor cloakroom for added convenience • Three well-proportioned bedrooms including principal bedroom with stylish en-suite shower room • Contemporary family bathroom & high-spec finishes throughout including gunmetal fittings & LVT flooring • Energy efficient living with triple glazing, air source heat pump & underfloor heating to ground floor • Landscaped rear garden & resin-bound driveway with EV charging point and parking • Exclusive development of just 8 homes in a desirable village location with excellent transport links



Plot 1 is an attractive three-bedroom home set within the exclusive Tawny Gardens development in the sought-after village of Angmering, built by the highly regarded JW Stratton. Designed with modern living in mind, the property offers a well-balanced layout with a welcoming central hallway leading through to a spacious living room, ideal for relaxing and entertaining. To the rear, a superb open-plan kitchen/dining room spans the width of the home, providing a bright and sociable space with direct access to the garden, perfectly suited to both everyday living and hosting.

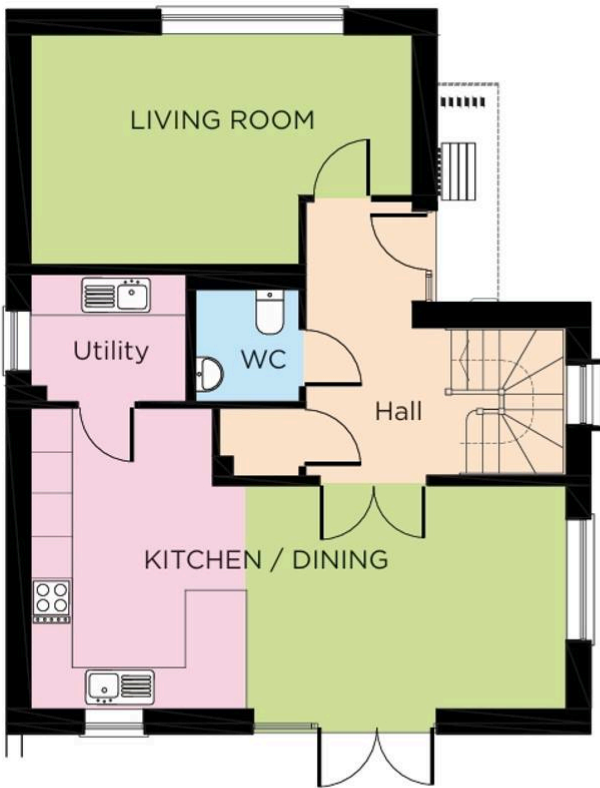
The kitchen is fitted with high-quality German Nobilia handleless units supplied and installed by Alexanders of Worthing, incorporating integrated Bosch appliances including oven, microwave, induction hob, extractor, dishwasher, and fridge/freezer. Stylish contrasting worktops, LED lighting, brushed stainless steel sockets and switches, and luxury vinyl flooring complete the space. A separate utility room provides additional practicality, while a convenient ground floor cloakroom enhances everyday functionality. Upstairs, three well-proportioned bedrooms are arranged around a central landing, with the principal bedroom benefiting from a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom featuring a bath with thermostatic shower. All bath and shower rooms are finished with sleek white sanitary ware, distinctive gunmetal grey taps and fittings, half-height tiling, luxury vinyl flooring, and heated chrome towel rails. Additional internal features include oak-style doors with satin chrome ironmongery, a varnished timber staircase with glazed balustrade, and LED downlighting to key areas. Externally, the home continues to impress with low-maintenance aluminium windows and a composite front door.

The property benefits from ultra-efficient triple glazing, high levels of insulation, an air source heat pump, and underfloor heating to the ground floor with radiators to the upper level. Outside, there is a turfed rear garden with paved patio, a resin-bound driveway, and parking with an electric vehicle charging point. Further benefits include cycle storage, fibre broadband, water butts, and a 10-year ICW structural warranty. Tawny Gardens itself is a secluded and leafy development of just eight homes, ideally positioned on the edge of Angmering, offering a perfect balance of village charm, local amenities, and excellent transport links.

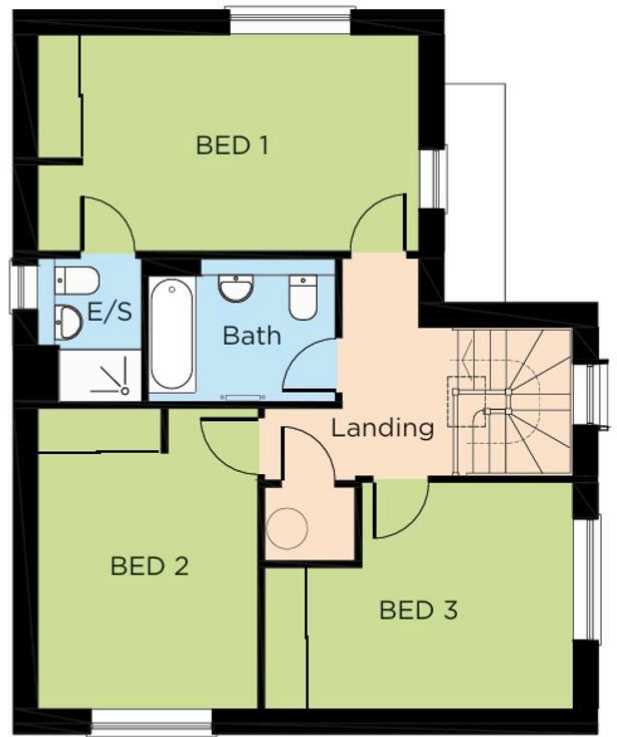


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GROUND FLOOR



FIRST FLOOR