



16a Lansdowne Road, Angmering BN16 4JX  
**£715,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Versatile Detached Chalet**
- **Feature South Facing Rear Garden**
- **Three/Four Bedrooms**
- **Three En-suite/Jack & Jill Bath/Shower Rooms**
- **Viewing Recommended**
- **Spacious Lounge/Dining Room**
- **Private Drive & Garage**
- **Council Tax Band 'G'**
- **EPC Rating 'C'**

Nestled in one of Angmering's most sought after and established roads, this impressive detached chalet-style house offers an outstanding opportunity to acquire a versatile family home, coming to market for the very first time since it was built in the 1990's. Offering approximately 1,600 square feet of flexible living accommodation, the property is ideal for families, down-sizers, or anyone seeking comfort, privacy, and convenience in the heart of a thriving village.

Generously proportioned throughout, the house boasts three/four bedrooms, ensuring ample space for family and guests. Three bedrooms benefit from direct access to a well-appointed en suite Jack and Jill bath or shower room, providing privacy and convenience for all occupants.

The home's layout is intelligently designed for modern living, complemented by a wonderful established and private south-facing rear garden, perfect for relaxing or entertaining in the sunshine. The garden offers a tranquil retreat, while the private drive provides off-road parking for several vehicles - ideal for hosting friends and family. A good-sized garage with a practical roll-up electric door adds even further convenience and secure storage.

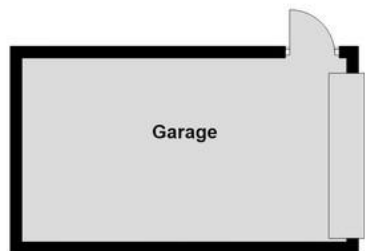
The property enjoys a prime position in the centre of Angmering village, with local shops and amenities just a short stroll away. For leisure and recreation, the prestigious Ham Manor Golf Club is nearby, offering excellent facilities for golf enthusiasts. The village sits on the outskirts of the South Downs National Park, providing endless opportunities to enjoy scenic walks, countryside activities, and the natural beauty of the area.

Combining a sought-after location, generous accommodation, and easy access to both village life and countryside pursuits, this delightful home is a rare find. Arrange a viewing today to fully appreciate all that this exceptional property has to offer.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

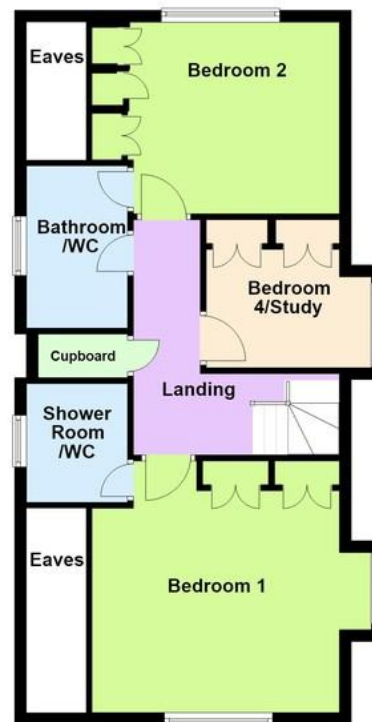


**Ground Floor**  
Approx. 103.0 sq. metres (1109.2 sq. feet)



Total area: approx. 165.7 sq. metres (1783.4 sq. feet)

**First Floor**  
Approx. 62.6 sq. metres (674.2 sq. feet)



**GROUND FLOOR**  
**SPACIOUS ENTRANCE HALL**

**LOUNGE/DINING ROOM**  
26' x 15' 2" (max) (7.92m x 4.62m)

**KITCHEN**  
14' x 9' 9" (4.27m x 2.97m)

**UTILITY ROOM**  
10' 9" x 4' 9" (3.28m x 1.45m)

**LOGGIA**

**BEDROOM THREE**  
13' x 10' 10" (3.96m x 3.3m)

**ENSUITE/JACK & JILL SHOWER W/C**

**FIRST FLOOR**  
**MASTER BEDROOM**  
414' x 13' 8" (126.19m x 4.17m)

**ENSUITE SHOWER ROOM/WC**

**BEDROOM TWO**  
11' 8" x 10' 7" (3.56m x 3.23m)

**ENSUITE/JACK & JILL BATHROOM/WC**

**BEDROOM FOUR/OFFICE**  
9' 0" x 6' 0" (2.74m x 1.83m)

**OUTSIDE**  
**PRIVATE DRIVE**

**GARAGE**  
18' x 10' 2" (5.49m x 3.1m)

**SOUTH FACING REAR GARDEN**  
54' x 50 (max)' (16.46m x 15.24m)



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