



Elmhurst Cottage, Arundel Road, Angmering BN16 4JR
£280,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Character Cottage
- 2 Bedrooms
- Charming Lounge
- Gas Central Heating
- Ground Floor Cloakroom
- Convenient Village Location
- Private West Rear Garden
- Council Tax Band 'D'
- EPC Rating 'D'

Nestled in the heart of Angmering, West Sussex, this delightful two-bedroom character cottage offers an enviable blend of old-world charm and modern comforts. Boasting attractive brick and flint elevations, the property instantly impresses with its classic curb appeal and welcoming atmosphere.

Step inside to discover a wealth of character throughout, from the charming lounge, perfect for relaxing evenings, to the cottage-style kitchen that invites home-cooked meals and gatherings alike. The cottage forms part of an older established cottage next door possibly dating back 200 years and we believe Elmhurst Cottage was added in the 1920's.

One of the true highlights of this property is the private, established west-facing rear garden-a tranquil retreat ideal for enjoying sunny afternoons or al fresco dining. Mature planting adds to the peaceful, secluded feel, making it an exceptional outdoor space.

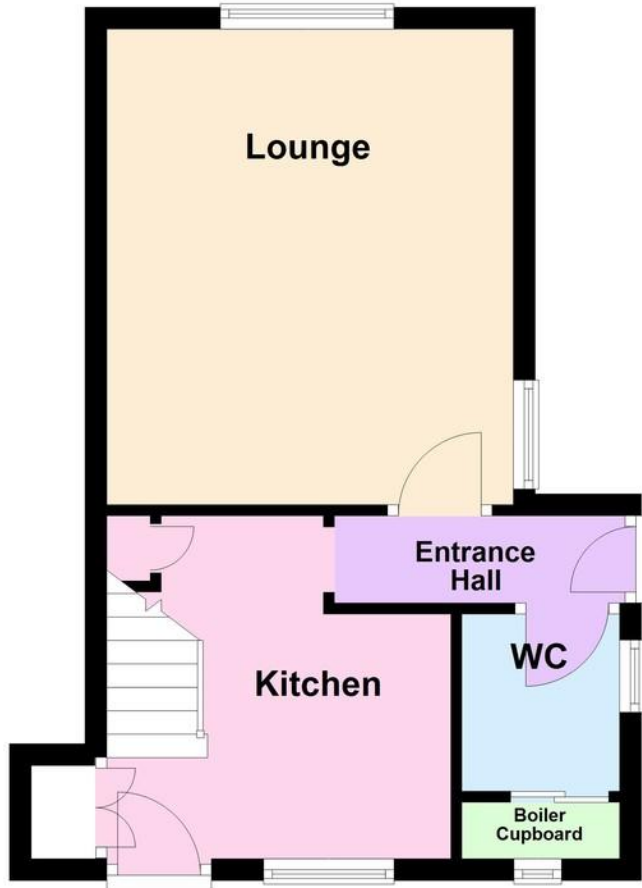
Located just a short stroll from Angmering village centre, all local amenities, shops, and essential services are within easy reach, offering village living at its very best. With its picturesque surroundings, community atmosphere, and easy access to coastal walks and countryside adventures, Angmering is an ideal setting for those seeking both convenience and charm.

An early viewing of this quintessential character cottage is highly recommended to appreciate everything it has to offer-contact us to arrange your visit today.



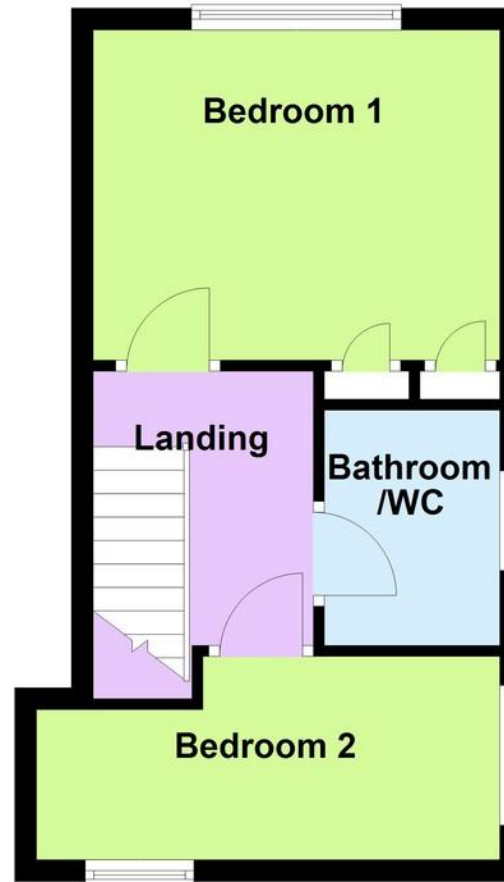
Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

14' 4" x 12' 3" (4.37m x 3.73m)

KITCHEN

10' 3" x 7' 7" (3.12m x 2.31m)
max

BEDROOM 1

12' 5" x 9' 11" (3.78m x 3.02m)

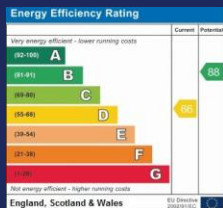
BEDROOM 2

14' x 7' 5" (4.27m x 2.26m)

BATHROOM/WC

WEST FACING REAR GARDEN

Total area: approx. 61.3 sq. metres (659.6 sq. feet)



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

