



## PLOT 3 – TAWNY GARDENS Arundel Road, Angmering – BN16 4ET

£545,000 Freehold

Brand new 3-bedroom semi-detached homes (Plots 3 & 4) in the exclusive Tawny Gardens development • Impressive open-plan kitchen/living/dining space, ideal for modern living and entertaining • Stylish German Nobilia kitchen with integrated Bosch appliances & high-quality finishes • Three well-proportioned bedrooms, including principal bedroom with en-suite shower room • Contemporary family bathroom & ground floor cloakroom with premium fittings throughout • High specification finish including oak-style doors, LED lighting & luxury vinyl flooring • Energy efficient homes with triple glazing, air source heat pump & underfloor heating (ground floor) • Private gardens, parking & EV charging points, within a secluded development of just 8 homes



# TAWNY GARDENS

Plots 3 & 4 are beautifully designed three-bedroom semi-detached homes forming part of the exclusive Tawny Gardens development in the sought-after village of Angmering, built by the highly regarded JW Stratton. These stylish homes offer well-planned accommodation ideally suited to modern living, with a welcoming entrance hall leading to a convenient ground floor cloakroom and opening into an impressive open-plan living space.

The generous kitchen, living and dining area creates a bright and sociable environment, perfect for both everyday living and entertaining. 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. Finished with contrasting worktops, LED lighting, brushed stainless steel sockets and switches, and luxury vinyl flooring, the space combines contemporary style with practicality, seamlessly flowing into a spacious living/dining area with access to the rear garden. Upstairs, three well-proportioned bedrooms are arranged around a central landing, with the principal bedroom benefiting from a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom featuring a bath with thermostatic shower. All bath and shower rooms are finished with modern white sanitary ware, distinctive gunmetal grey fittings, half-height tiling, luxury vinyl flooring, and heated chrome towel rails. Additional features include oak-style internal doors, satin chrome ironmongery, and LED downlighting to key areas. Externally, the homes are finished with an attractive combination of brickwork, timber cladding, and tile hanging, complemented by low-maintenance aluminium windows and composite front doors.

Designed with energy efficiency in mind, the properties benefit from triple glazing, high levels of insulation, an air source heat pump, and underfloor heating to the ground floor with radiators to the upper floors. Each home enjoys a turfed rear garden with paved patio, along with parking and an electric vehicle charging point. Further benefits include cycle storage, fibre broadband, water butts, and a 10-year ICW structural warranty, all within this exclusive development of just eight homes.

# Plots 3 & 4 - ROOM DIMENSIONS

## GROUND FLOOR

Living Room	5.08 x 4.61
Kitchen/Dining Area	6.07 x 2.67

## 1ST FLOOR

Bedroom 1	3.92 x 3.59
Bedroom 2	4.70 x 2.73
Bedroom 3	3.51 x 2.22

*Wardrobe space is generally included within room dimensions.*

*Please note, all dimensions are approximate and have been taken from preliminary plans. JW Stratton Ltd reserves the right to amend layouts without prior notice. Purchasers are advised to check finished dimensions prior to proceeding. All dimensions to rooms are measured to their widest point. Computer generated images are indicative only.*

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