



## Lime Grove, Angmering, BN16 4HA

Freehold

Three-bedroom terraced home • Attractive bay fronted house • Spacious living area • Quiet location • Direct access to the garage from the garden • For more information please visit the Cooper Adams website

*Cooper Adams*

This charming three-bedroom home offers a bright and spacious open-plan living and dining area, enhanced by beautiful bay windows that flood the room with natural light and create a warm, inviting atmosphere. The kitchen is well-appointed, offering ample storage to suit everyday living and entertaining alike. A convenient downstairs cloakroom/WC adds practicality to the home.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, providing comfortable accommodation for families, guests, or home working. The property has been beautifully maintained throughout and is ready to move straight into. Outside, the west-facing garden is perfectly proportioned and designed for low-maintenance living an ideal space to relax, entertain, or enjoy the afternoon and evening sun, with the added benefit of direct access to the garage.

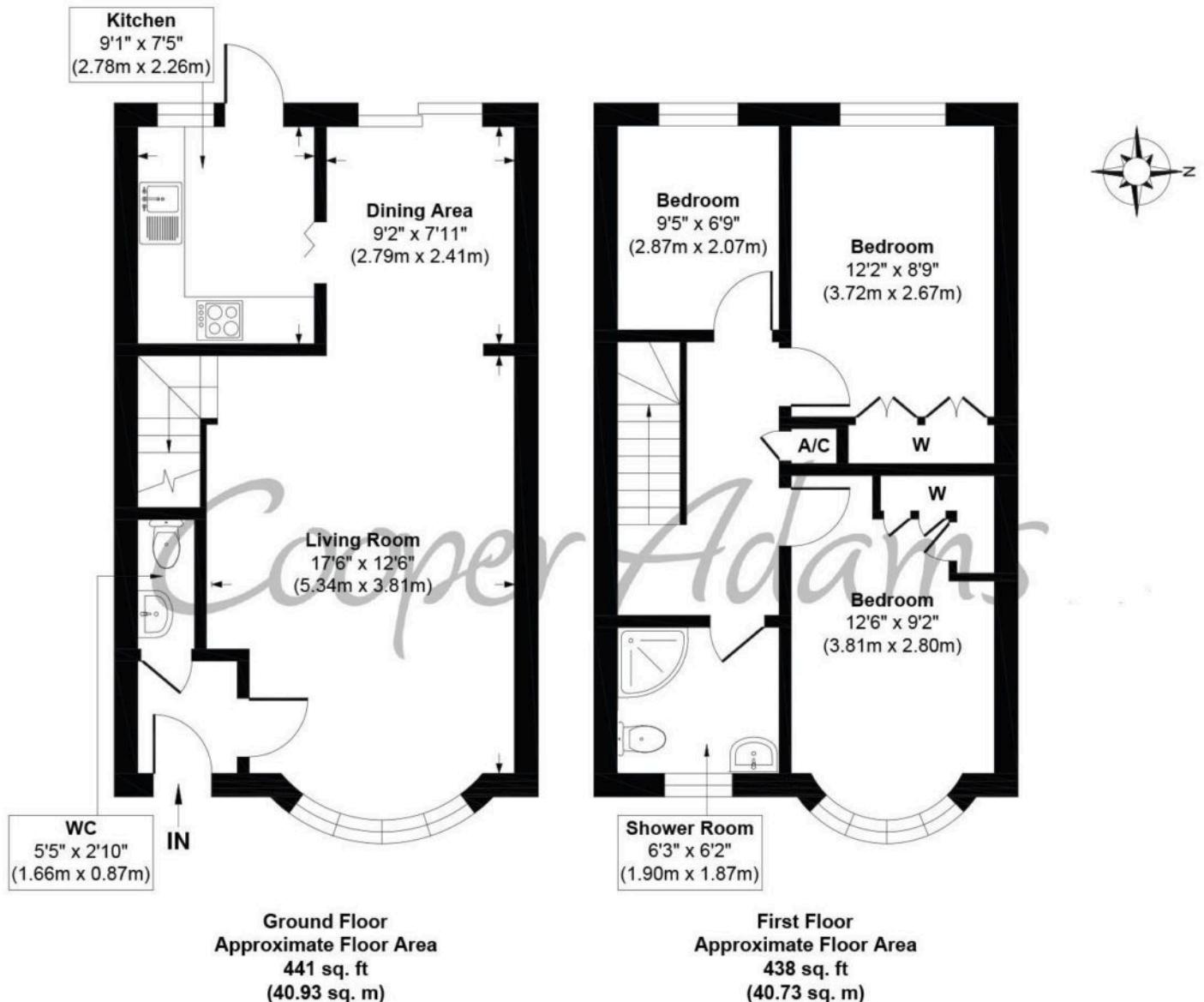
A welcoming home with excellent potential to personalise and make your own, ideally situated within easy walking distance of Angmering station, local shops, schools, and cafés.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





**Approx. Gross Internal Floor Area 879 sq. ft / 81.66 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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