



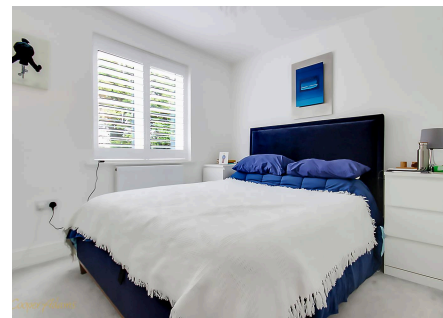
Acacia Crescent, Angmering, BN16 4QA

Freehold

Immaculate modern four bedroom house • Large Kitchen/breakfast room • Master bedroom with en-suite and walk-in wardrobe • South facing garden • Highly desirable private estate • Close to all amenities, shops, station and schools • For more information visit the [Cooper Adams website](#)

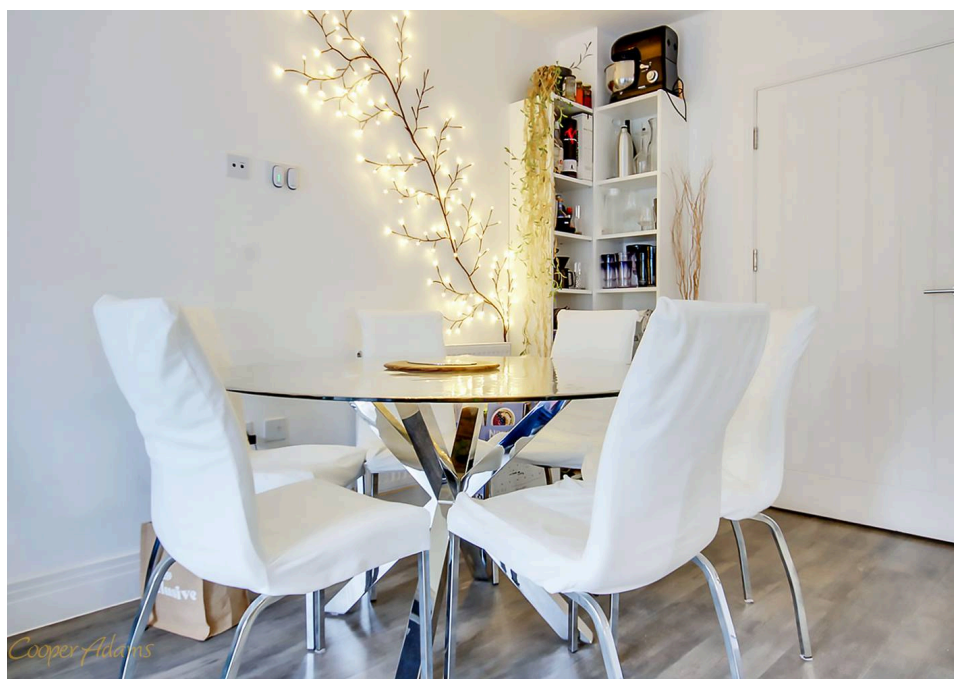
Cooper Adams

A superb, immaculately presented family home offering four generous double bedrooms, situated within a highly desirable private development by Cala Homes and conveniently located on a quiet road close to all amenities, including shops, station, schools, and cafés. The accommodation comprises a welcoming entrance hall, elegant sitting room, understairs storage and cloaks cupboard, and a modern, fully fitted kitchen/breakfast room with a sitting area. Double doors open directly onto the south facing garden, creating an excellent space for both everyday living and entertaining. The first floor features a spacious principal bedroom with en-suite shower room and an impressive walk-in wardrobe, a further double bedroom with fitted wardrobes, a useful storage cupboard, and a contemporary family bathroom. The second floor provides two additional double bedrooms and a separate shower room, along with further storage on the landing. The well-proportioned, south-facing garden benefits from a decked area with a covered glass veranda, as well as lawn and patio areas. Externally, the property offers a single garage, off-street parking, and side access to the garden. The home further benefits from the remainder of the NHBC warranty.

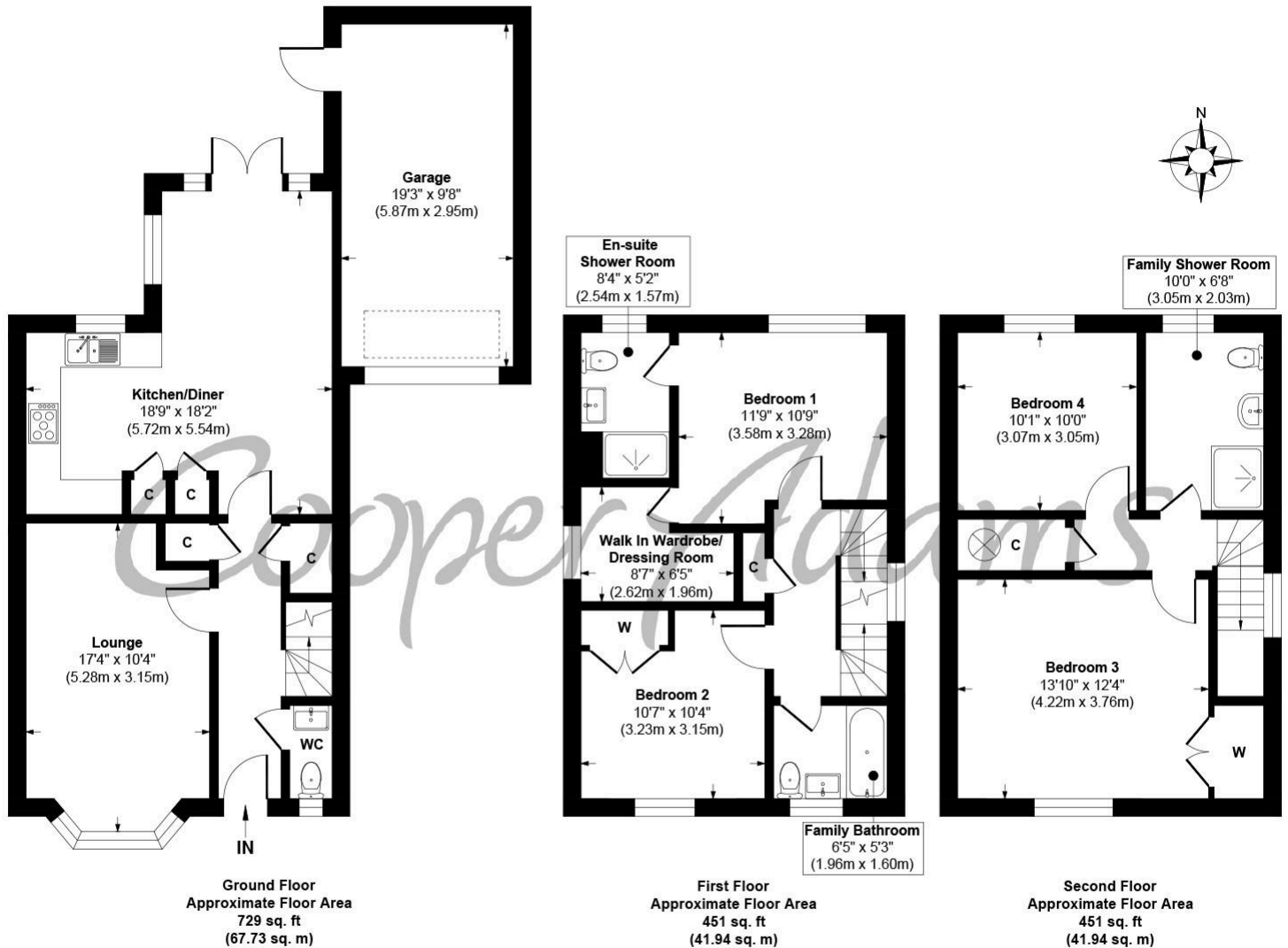


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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



Cooper Adams



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Approx. Gross Internal Floor Area 1631 sq. ft / 151.61 sq. m (Including Garage)

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

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