



Kenwood North Drive, Angmering, West Sussex, BN16 4JJ

Freehold

£795,000

# Kenwood North Drive

Angmering, West Sussex

Set within a highly regarded position in the heart of Angmering village, this beautifully presented home combines impressive proportions, refined modern finishes and an exceptionally considered layout. The accommodation is centred around a truly impressively spacious living room, where a real log-burning stove creates a wonderfully inviting focal point, while the adjoining dining room offers a sophisticated yet relaxed setting for entertaining, with attractive parquet flooring which continues beneath the living room carpet.

The recently refitted kitchen is particularly impressive, comprehensively appointed with double NEFF ovens, dishwasher, washing machine and microwave, together with an induction venting hob incorporating a fully integrated downdraft extractor – the extractor draws steam and cooking odours downwards through the work surface rather than requiring a conventional overhead hood.

The accommodation is exceptionally versatile, with two generous bedrooms on the ground floor, one benefitting from its own en-suite shower room, whilst the second is conveniently served by a beautifully appointed family bathroom featuring a roll-top feature bath and separate rain-effect shower enclosure.





The first floor is dedicated to an impressive principal suite, comprising a substantial master bedroom, private shower en-suite and separate dressing room, creating a wonderfully private retreat. Throughout, the property has been maintained to an impeccable standard, with a sense of quality and attention to detail evident from the moment one enters. The layout offers considerable flexibility for families, visiting guests or those seeking genuinely comfortable single-level living, whilst retaining the luxury of an exceptional private suite above.

Outside, the property is equally compelling, approached via an in-and-out carriage driveway providing ample off-road parking, with the considerable benefit of a detached garage featuring an electric roll-up door. To the rear lies a stunning and impressively generous landscaped garden, thoughtfully designed for both entertaining and relaxation, incorporating a superb feature patio, attractive pergola seating area and a dedicated space ideally suited to a hot tub.

The result is a home that combines substantial and versatile accommodation with beautifully curated outside space, all within the sought-after village setting of Angmering. Importantly, the sellers have already identified a chain-free property they wish to purchase, providing an excellent opportunity for a straightforward onward move and making this an especially compelling proposition for discerning buyers.

Council Tax Band: E | EPC Energy Efficiency Rating: D





- Highly regarded village location – Beautifully positioned within the heart of sought-after Angmering, close to the village’s excellent amenities and transport links.
- Exceptional 3-bedroom detached home – A spacious and highly versatile layout offering two generous ground-floor bedrooms, alongside an impressive first-floor principal suite.
- Stunning refitted kitchen – Beautifully appointed with twin NEFF ovens, integrated dishwasher, washing machine and microwave, plus a premium induction hob with integrated downdraft extraction.
- Impressive living room – A superb main reception space featuring a real log-burning stove, complemented by a separate yet open-plan dining room with elegant parquet flooring.
- Luxurious bathroom & en-suite facilities – Ground-floor family bathroom with roll-top feature bath and separate rain-effect shower, plus two further shower/WC facilities including the master en-suite.
- Outstanding principal suite – Generous first-floor master bedroom with private shower en-suite and separate dressing room, creating an enviable private retreat.
- Beautifully landscaped, generous garden – A superb outside space featuring a large entertaining patio, pergola seating and dedicated hot-tub area, ideal for relaxing and entertaining.
- Ample parking & excellent onward position – In-and-out carriage driveway, detached garage with electric roll-up door, impeccable presentation throughout







Total Area: 1486 ft² ... 138.0 m² (Excludes Conservatory)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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