



PLOT 5

TAWNY GARDENS Arundel Road, Angmering – BN16 4ET

£795,000 Freehold

Exceptional 4-bedroom detached home (Plot 5) extending to approx. 1,585 sq ft / 147 sq m • Stunning balcony terrace from the principal bedroom with attractive woodland outlooks • Impressive open-plan kitchen/dining room with German Nobilia kitchen & integrated Bosch appliances • Spacious dual-aspect living room & separate study, ideal for modern family living • Four well-proportioned bedrooms including luxurious principal suite with en-suite shower room • High specification throughout with oak-style doors, glazed balustrade staircase & luxury finishes • Energy efficient design featuring triple glazing, air source heat pump & underfloor heating • Private garden, resin driveway & EV charging point within an exclusive leafy development of just 8 homes



Plot 5 is an exceptional four-bedroom detached family home occupying a prime position within the exclusive Tawny Gardens development in the desirable village of Angmering. Extending to approximately 1,585 sq ft (147 sq m), this beautifully designed home is distinguished by its stunning private balcony terrace leading from the principal bedroom, enjoying attractive views towards the surrounding woodland and creating a truly special retreat. Internally, the property offers spacious and versatile accommodation perfectly suited to modern family living, with a welcoming entrance hall leading to a generous dual-aspect living room and a separate study ideal for home working.

To the rear, the impressive open-plan kitchen/dining room forms the heart of the home, offering a bright and sociable space with direct access to the garden, complemented by a separate utility room. The kitchen is finished to an outstanding specification with high-quality German Nobilia handleless units supplied and fitted by Alexanders of Worthing, incorporating integrated Bosch appliances including oven, microwave, induction hob, extractor, dishwasher, and fridge/freezer. Contrasting worktops, LED lighting, brushed stainless steel sockets and switches, and luxury vinyl flooring complete the contemporary feel, combining practicality with elegant design. A convenient ground floor cloakroom further enhances the thoughtful layout of the home.

Upstairs, four well-proportioned bedrooms are arranged around a spacious central landing, with the principal suite benefiting from a stylish en-suite shower room and direct access onto the impressive balcony terrace overlooking the woodland setting. The remaining bedrooms are served by a contemporary family bathroom featuring a bath with thermostatic shower. All bath and shower rooms are beautifully finished with sleek white sanitary ware, distinctive gunmetal grey fittings, half-height tiling, luxury vinyl flooring, and heated chrome towel rails. Additional interior highlights include oak-style internal doors with satin chrome ironmongery, a varnished timber staircase with glazed balustrade, and LED downlighting to key areas.

Externally, the property is finished with an attractive blend of brickwork, treated timber cladding, and tile hanging, complemented by low-maintenance aluminium windows and a timber-style composite front door. Built with energy efficiency in mind, the home benefits from ultra-efficient triple glazing, high levels of insulation, an air



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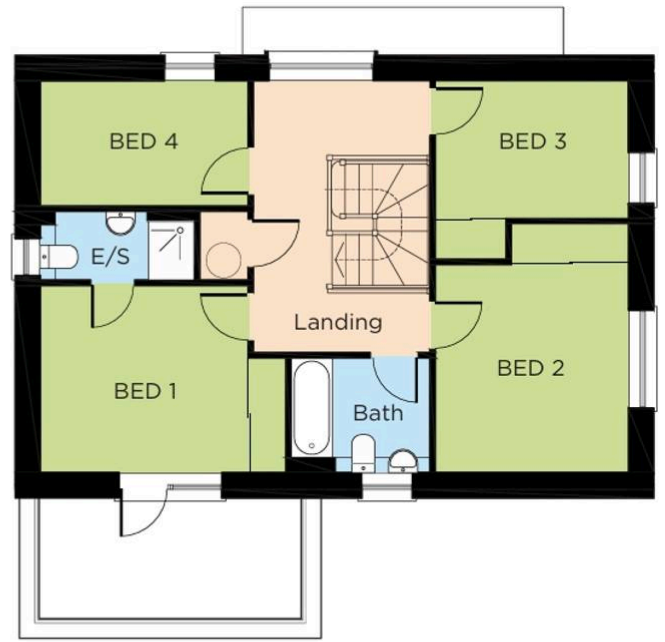


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GROUND FLOOR



FIRST FLOOR