



14 Lime Grove, Angmering BN16 4HA  
**£357,500 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Staggered Terrace House**
- **Three Bedrooms**
- **Large Through Lounge/Dining Room**
- **Ground Floor Cloakroom**
- **Viewing Strongly Recommended**
- **No Onward Chain**
- **Gardens and Garage**
- **Council Tax Band 'D'**
- **EPC Rating 'C'**

Nestled in the highly sought-after Dell development in Angmering Village, West Sussex, this attractive Georgian-style staggered terraced house offers the perfect blend of charm and modern comfort. The property boasts three well-proportioned bedrooms, and an additional ground floor cloakroom, suited for growing families or those seeking extra space.

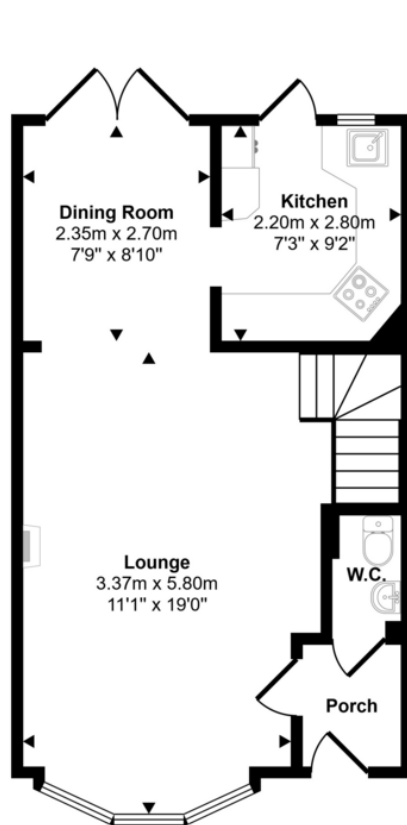
The standout feature of this home is the striking floor-to-ceiling bay windows that flood the spacious living areas with natural light, creating an inviting and airy ambiance throughout. Modern double glazing and gas central heating promise year-round comfort and energy efficiency. Outside, the easy-to-maintain gardens to both front and rear provide delightful spots for relaxation and outdoor entertaining. Practicality abounds, with a garage adjoining the rear garden-perfect for secure parking or additional storage. Location is everything, and this property excels. Station Road, just moments away, offers direct routes between the heart of Angmering Village and the A259, ensuring quick access to local amenities, shops, schools, and restaurants. For commuters, Angmering's mainline railway station is within easy reach, providing rapid links to Brighton, London, and the wider South Coast.

This is a wonderful opportunity to acquire a beautifully presented family or retirement home in a coveted village setting. To fully appreciate what this charming property has to offer, arrange a viewing today.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

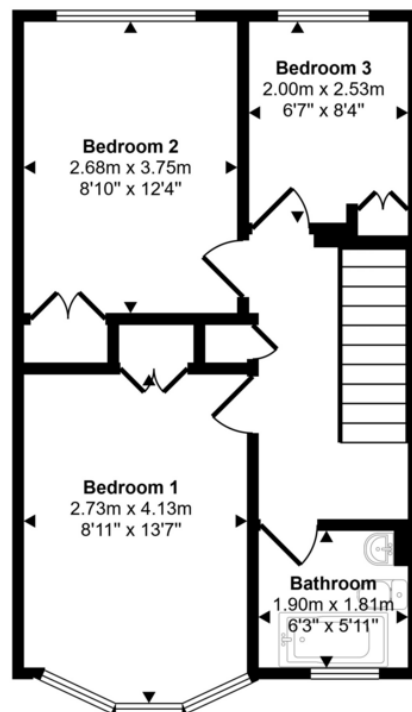
The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



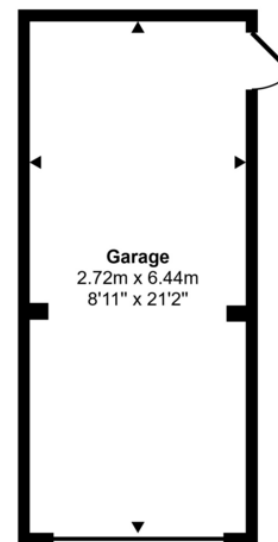


**Ground Floor**  
Approx 40 sq m / 428 sq ft

Approx Gross Internal Area  
97 sq m / 1049 sq ft



**First Floor**  
Approx 40 sq m / 433 sq ft



**Garage**  
Approx 17 sq m / 188 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## PORCH

## GROUND FLOOR CLOAKROOM

## LOUNGE

11' 1" x 19' (3.38m x 5.79m)

## DINING AREA

7' 9" x 8' 10" (2.36m x 2.69m)

## KITCHEN

7' 3" x 9' 2" (2.21m x 2.79m)

## BEDROOM 1

8' 11" x 13' 7" (2.72m x 4.14m)

## BEDROOM 2

8' 10" x 12' 4" (2.69m x 3.76m)

## BEDROOM 3

6' 7" x 8' 4" (2.01m x 2.54m)

## BATHROOM

## GARAGE

8' 11" x 21' 2" (2.72m x 6.45m)



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