



PLOT 9 – TAWNY GARDENS, Arundel Road, Angmering

£800,000 | FREEHOLD. EPC RATING TBC

PLOT 9 – TAWNY GARDENS

Introducing Plot 9 “The Gatehouse – Showhome”. An impressive four-bedroom detached home set within the attractive, leafy surroundings of the Tawny Gardens development in Angmering Village by JW Stratton. The ground floor has been carefully arranged to suit modern lifestyles, with a welcoming central hallway leading to a spacious dual-aspect living room and a separate study, ideal for home working.

To the rear, a superb open-plan kitchen/dining room forms the heart of the home, with doors opening onto the garden, creating an ideal space for both everyday living and entertaining. The kitchen itself is a standout feature, comprising high-quality German Nobilia handleless units supplied and fitted by Alexanders of Worthing, complete with integrated Bosch appliances including oven, microwave, induction hob, extractor, dishwasher, and fridge/freezer, alongside contrasting worktops, LED lighting, brushed stainless steel fittings, and luxury vinyl flooring. A separate utility room and ground floor cloakroom add further practicality.

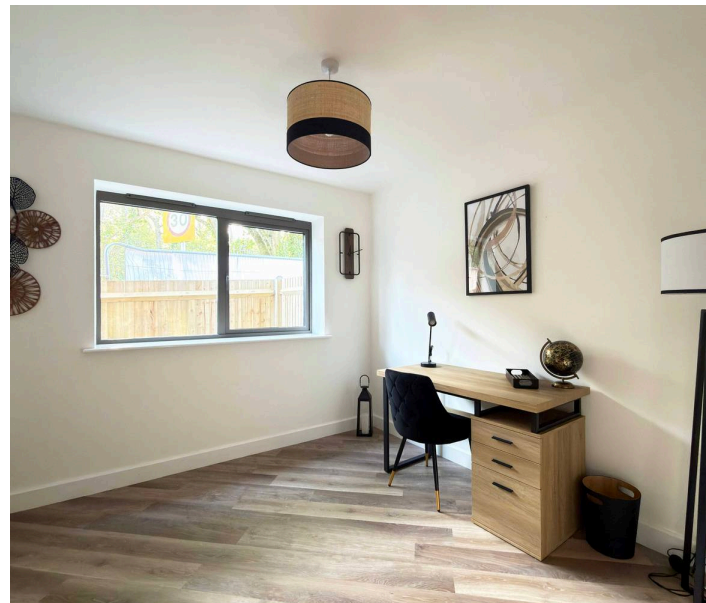
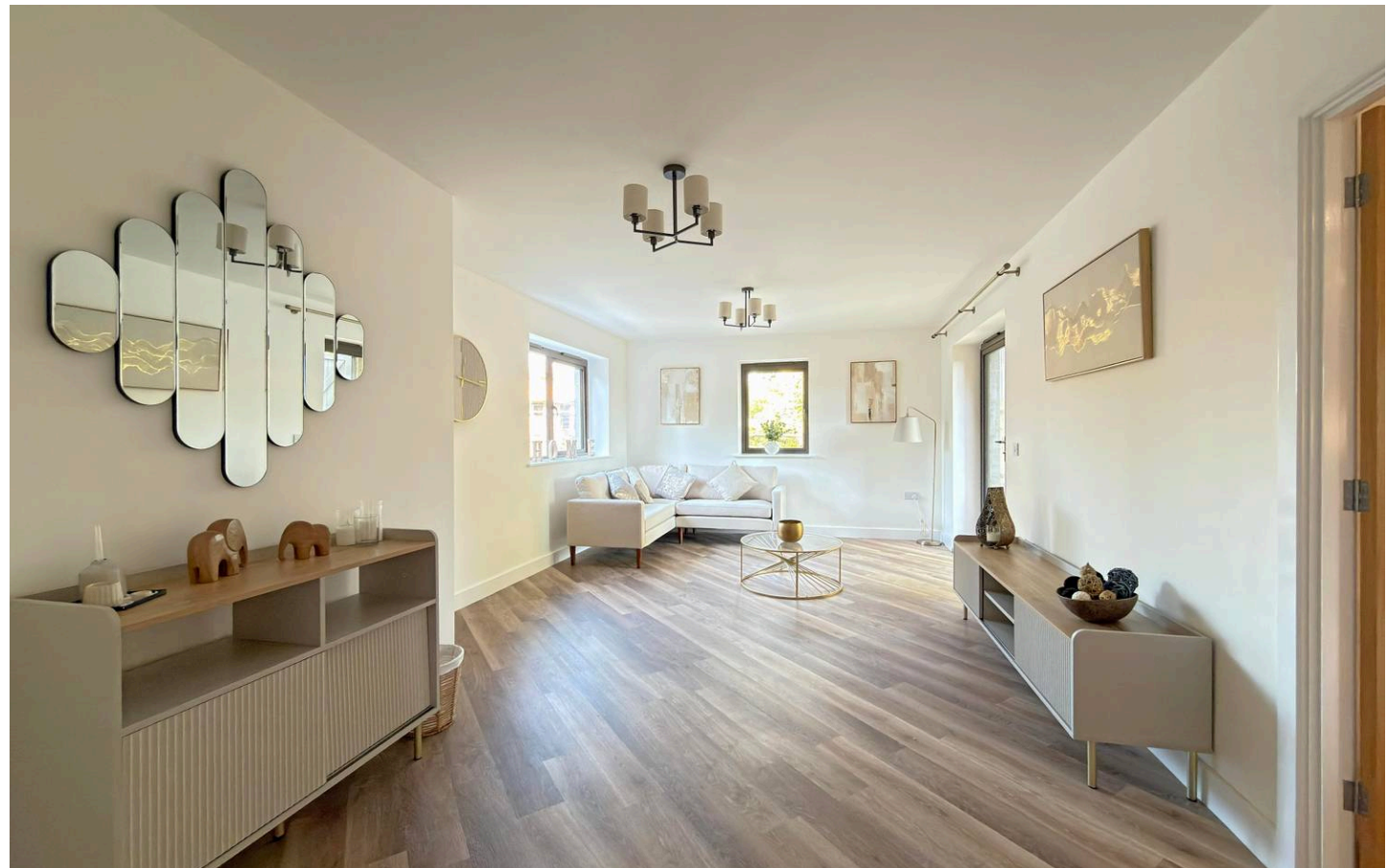
Upstairs, four well-proportioned bedrooms are arranged around a central landing, with built-in wardrobes to all double bedrooms. The principal bedroom enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a bath and thermostatic shower.



All bath and shower rooms are finished to a high standard with modern white sanitary ware, distinctive gunmetal grey taps and showers, half-height tiling, luxury vinyl flooring, and heated chrome towel rails. Internally, the home also benefits from oak-style doors with satin chrome ironmongery, a varnished timber staircase with glazed balustrade, and LED downlighting to key areas including the kitchen, hallways, and bathrooms.

Externally, the property is equally well specified, featuring an attractive mix of brickwork, treated timber cladding, and tile hanging, complemented by low-maintenance aluminium windows, fascia, guttering, and a timber-style composite front door. Energy efficiency is a key consideration, with ultra-efficient triple glazing, high levels of insulation, an air source heat pump, and underfloor heating to the ground floor with radiators to the upper floors.

The rear garden is laid to turf with a paved patio, while to the front there is a resin-bound driveway and car pergola providing parking for at least two vehicles, complete with an electric vehicle charging point. Further benefits include cycle storage, water butts, high-speed fibre broadband, and a 10-year ICW structural warranty, completing this exceptional new home.

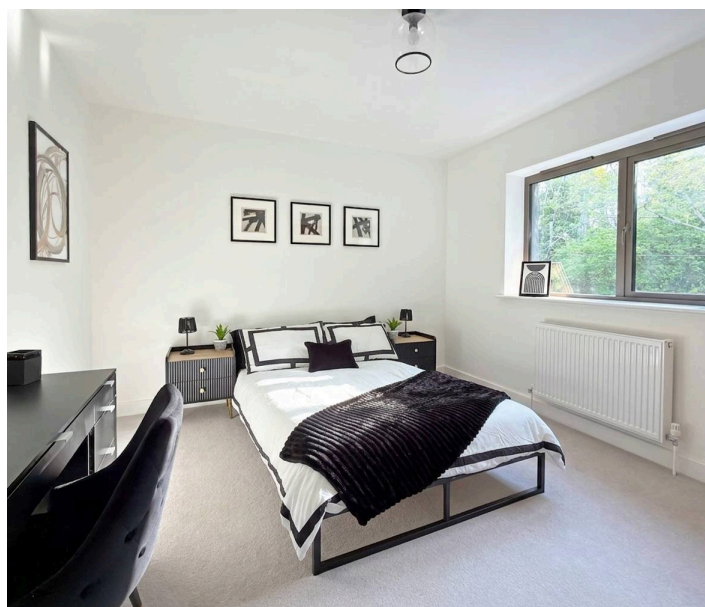
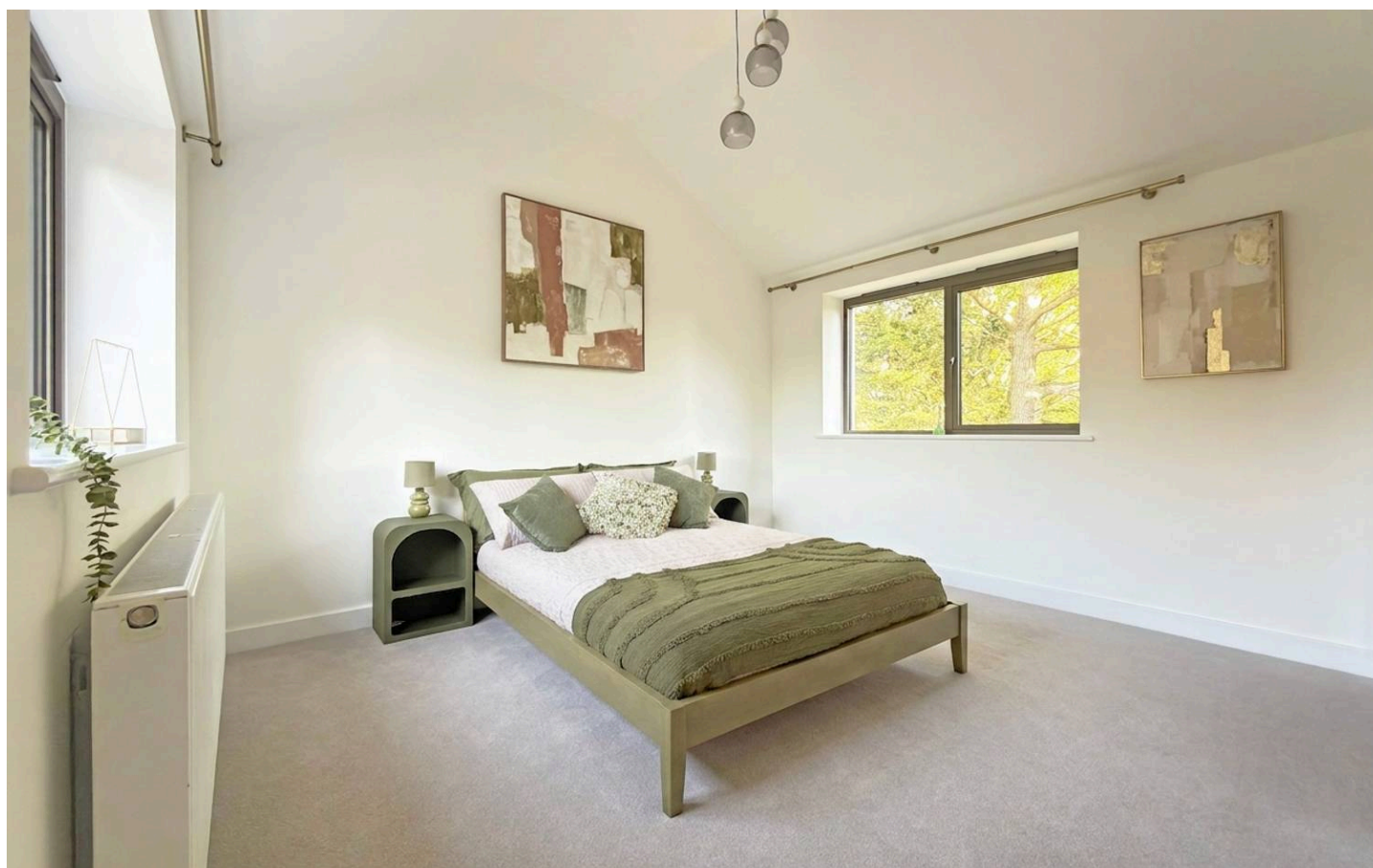


Tawny Gardens is an exclusive and secluded leafy development on the outskirts of the historic village of Angmering, thoughtfully created by respected Sussex house builder JW Stratton Ltd. Comprising just eight beautifully crafted homes, including a mix of elegant two-bedroom bungalows and spacious three and four-bedroom houses, the development perfectly blends contemporary design with a peaceful woodland setting.

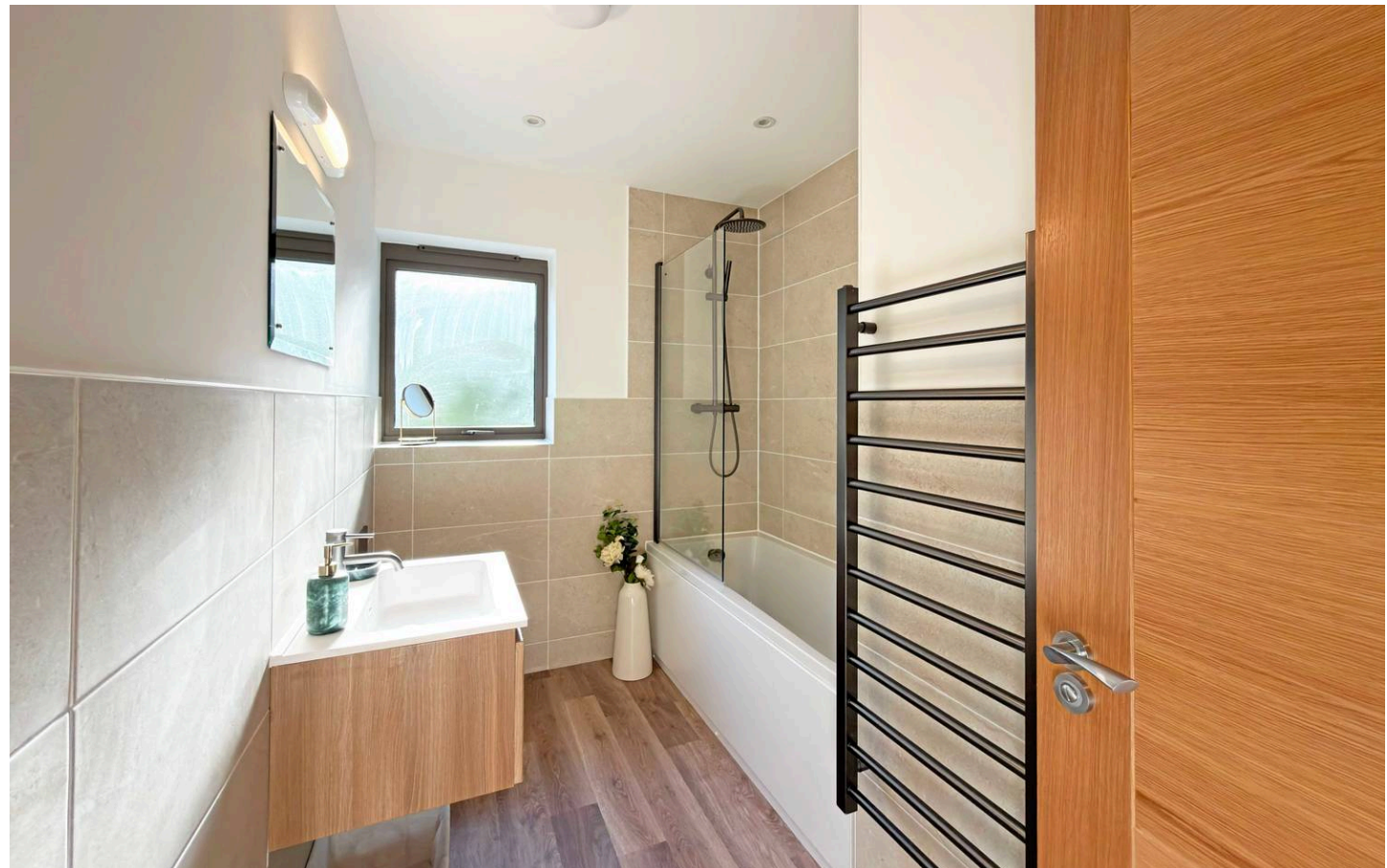
Angmering itself is a highly desirable village rich in history, offering a charming square, independent shops, and popular local favourites such as The Lamb at Angmering, The Spotted Cow, Bentley's Café and Juna Home and Garden, while nearby Rustington provides a wider range of high street amenities. Residents also benefit from excellent leisure facilities, including golf courses, coastal pursuits and health clubs, alongside superb transport links, with direct rail services to London Victoria, Brighton and Chichester, and easy access to the A27 and A259 connecting to Worthing, Arundel and Chichester.

Council Tax band: TBD

Tenure: Freehold



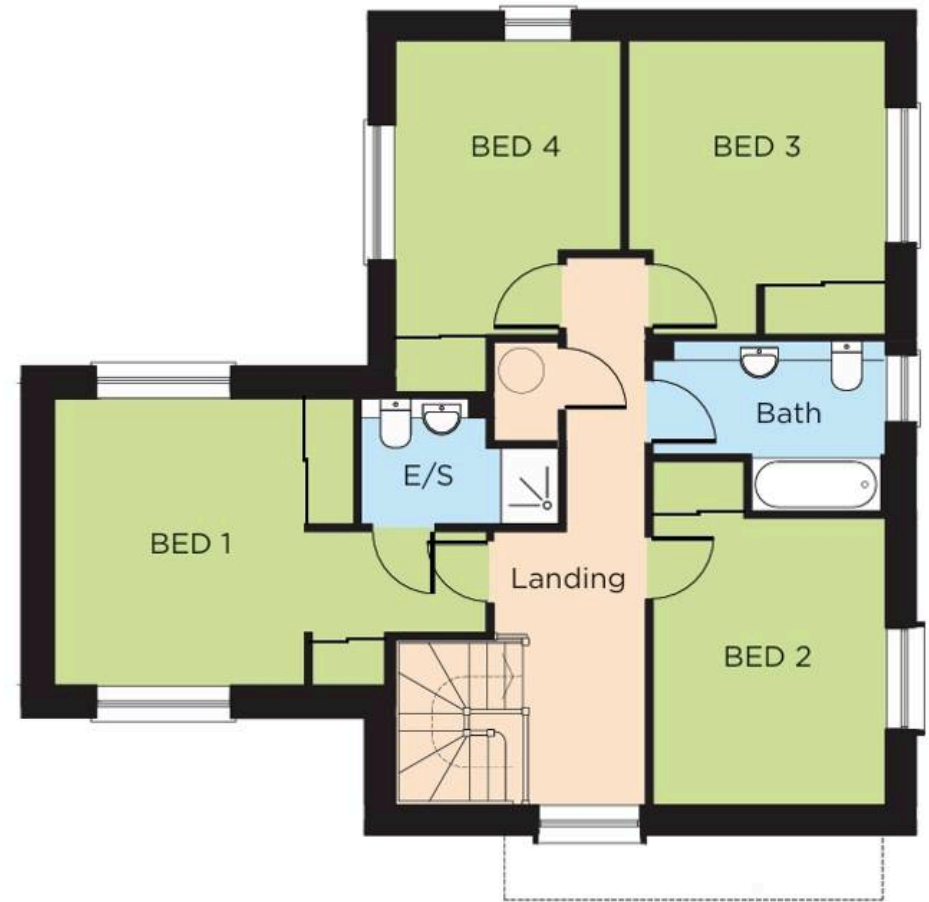
- Striking Showhome – Plot 9 “The Gatehouse” set within the sought-after Tawny Gardens development in Angmering Village by JW Stratton
- Stunning open-plan kitchen/dining room with German Nobilia handleless units, integrated Bosch appliances, LED lighting & separate utility room
- Spacious dual-aspect living room & separate study suited for modern family living and home working
- Four well-proportioned bedrooms with built-in wardrobes to all double rooms, including a principal bedroom with stylish en-suite
- Contemporary family bathroom, en-suite & cloakroom with luxury finishes, gunmetal grey fittings & heated chrome towel rails
- High specification throughout including oak-style doors, glazed balustrade staircase, LED downlighting & luxury vinyl flooring
- Energy efficient home with triple glazing, air source heat pump, underfloor heating to ground floor & high levels of insulation
- Landscaped garden, resin driveway & car pergola parking (min. 2 cars) with EV charger, plus 10-year ICW warranty







GROUND FLOOR



FIRST FLOOR

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