



Rowan Way, Angmering, BN16 4FW

Freehold

A detached four bedroom family house • Kitchen/breakfast room with utility • Two reception rooms • Pretty west facing garden
• Garage and driveway • For more information visit the Cooper Adams website

Cooper Adams

An attractive detached four-bedroom family home, around a ten-minute walk from Angmering village, with its cafés, shops, pubs and schools.

The front door opens into a welcoming hallway, leading to a bright sitting room with a large bay window and electric fireplace. There's also a flexible second reception room that works well as a study, dining room or snug. The kitchen/breakfast room is fully fitted and opens onto the patio and garden. A separate utility room has space for a washing machine and dishwasher and also leads outside. There's a cloakroom and handy under stairs storage too.

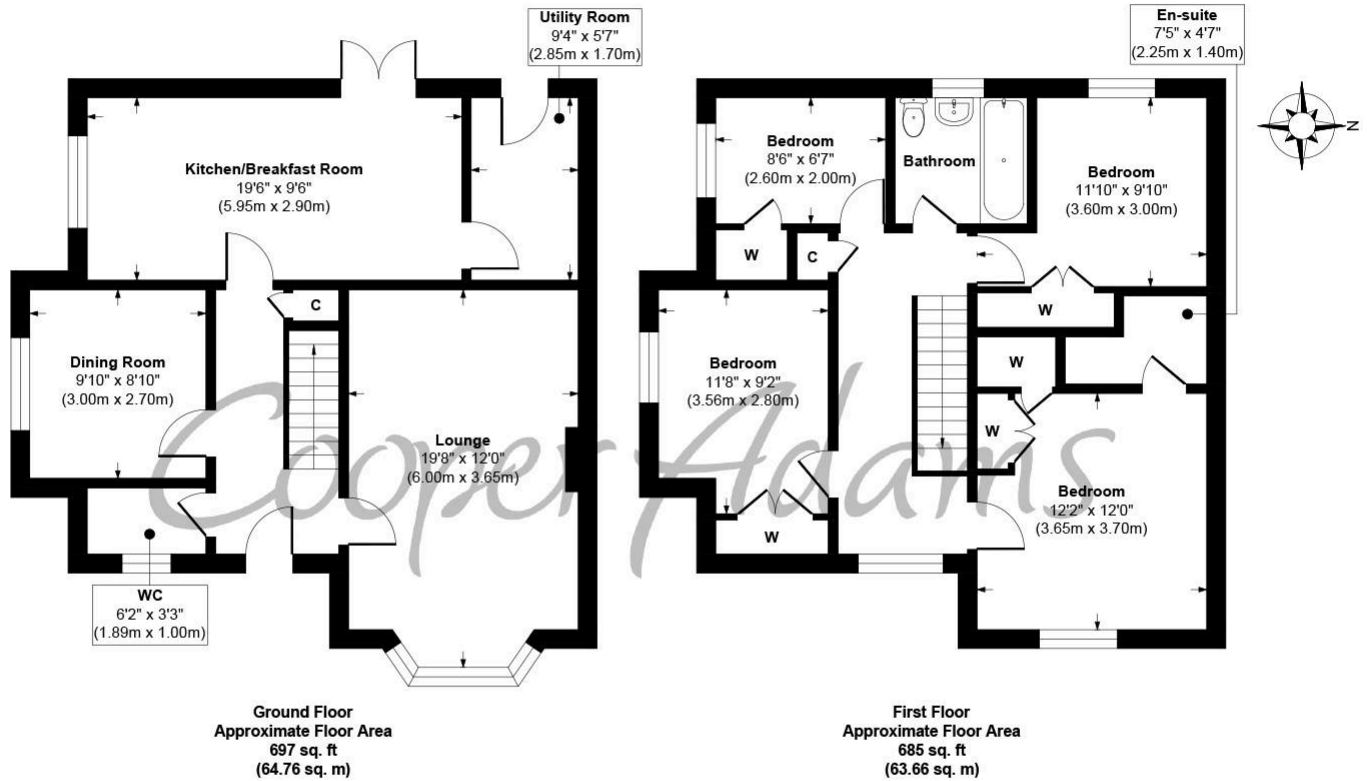
Upstairs, a spacious galleried landing leads to the main bedroom with fitted wardrobes and an en-suite shower room. Bedrooms two and three are both doubles with built-in wardrobes, while bedroom four is a single bedroom with a fitted wardrobe. There's also a family bathroom. Outside, the west-facing garden is enclosed and includes a patio area, with a gate leading to the driveway and garage. The property also has a large single garage and private driveway.



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.





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Approx. Gross Internal Floor Area 1382 sq. ft / 128.42 sq. m

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

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