



## 80 West Drive, Angmering - BN16 4JE

£400,000 OFFERS OVER | Freehold

Prestigious position within the private Ham Manor Estate, moments from the renowned golf club • Elevated setting with attractive outlooks and a strong sense of privacy • Elegant living room with garden views, ideal for both relaxing and entertaining • Stylish shaker-inspired kitchen with integrated dining and informal seating area • Substantial conservatory providing additional reception space and garden views • Beautifully landscaped, mature rear garden with terrace for outdoor dining • Three well-proportioned bedrooms, including a principal room with Juliet balcony plus stylish shower room • Rear access to garage and private parking within this highly sought-after private estate



Enviably positioned on an elevated bank within the prestigious Ham Manor Private Estate, just moments from the renowned golf club, this beautifully appointed three-bedroom residence presents a rare opportunity to enjoy refined living in one of Angmering's most exclusive private settings.

Behind its attractive façade, the home reveals a wonderfully balanced blend of classic character and sophisticated modern style. The ground floor unfolds with an immediate sense of light and flow, beginning with a welcoming entrance hall and leading into a generously proportioned living room, where an attractive outlook over the front garden creates an elegant yet comfortable setting for both quiet evenings and stylish entertaining. To the rear, the heart of the home lies in a beautifully designed, shaker-inspired kitchen – a space that effortlessly combines function and aesthetics. With integrated dining and relaxed seating areas, it forms a true social hub, ideal for everything from family mornings to hosting friends.

A substantial conservatory extends the living space further, bathed in natural light and offering delightful views across the landscaped garden, seamlessly connecting indoors with out. Outside, the mature rear garden provides a wonderfully private sanctuary. Thoughtfully arranged with established planting and defined zones for relaxation, it offers a tranquil backdrop throughout the seasons, while a generous terrace creates the perfect setting for al fresco dining and summer gatherings.

Upstairs, three well-proportioned bedrooms enjoy peaceful outlooks, including a spacious principal bedroom enhanced by a Juliet balcony, adding a touch of architectural charm. A stylish shower room, separate WC, and an attractive landing complete the first floor with style and practicality. Further enhancing the home's appeal is rear access leading to a garage and private parking – a valuable convenience within this highly regarded private estate. Combining an exclusive setting, golf course lifestyle, and beautifully curated interiors, this is an exceptional home suited equally to full-time living or an elegant coastal retreat.





**Living Room**

19' 11" x 16' 11" (6.07m x 5.16m)

**Kitchen/Diner**

19' 11" x 8' 9" (6.07m x 2.67m)

**Conservatory**

11' 6" x 9' 6" (3.51m x 2.90m)

**Bedroom 1**

14' 3" x 12' 0" (4.34m x 3.66m)

**Bedroom 2**

10' 1" x 8' 9" (3.07m x 2.67m)

**Bedroom 3**

11' 5" x 7' 1" (3.48m x 2.16m)

**Shower Room & WC**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.7 sq.m.) approx.  
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