7 Butcher Close, Angmering BN16 4FF

£340,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **3 Bedroom House**
- **Popular Bramley Green**
- **Ground Floor Cloakroom**
- **Modern Fitted Kitchen**
- **Modern Bathroom/WC**
- **Private Drive & Parking**
- **West Facing Rear Garden**
- **Council Tax Band - 'C'**
- **EPC Rating: - 'C'**

Nestled within the sought-after Bramley Green development in Angmering, West Sussex, this stylish three-bedroom terraced house is ideally positioned in a quiet cul-de-sac. The location enjoys wonderful convenience, with Angmering village nearby, offering a delightful selection of local shops, popular restaurants, and inviting pubs. Commuters will appreciate the short distance to Angmering's mainline railway station, providing direct services to London and coastal destinations.

The property features a bright and contemporary fitted kitchen, perfectly suited for modern lifestyles. The welcoming ground floor also offers a cloakroom for added convenience and a spacious walk-in storage cupboard-ideal for busy households. Gas central heating and double glazing ensure the home remains comfortable and efficient all year round.

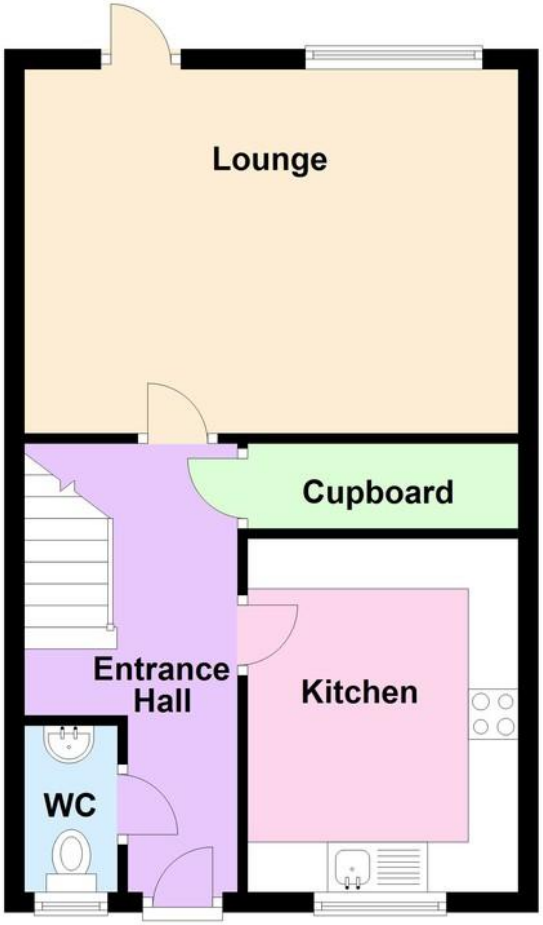
To the rear, step out into a west-facing garden designed for both relaxation and entertaining. The attractive patio is perfect for alfresco dining, while the artificial lawn provides greenery without the maintenance. The property further benefits from a private off-road parking space, allowing for easy and secure parking right outside your door.

This residence combines the best of contemporary living with a wonderful location. Arrange your viewing today to experience everything this exceptional Angmering home has to offer.

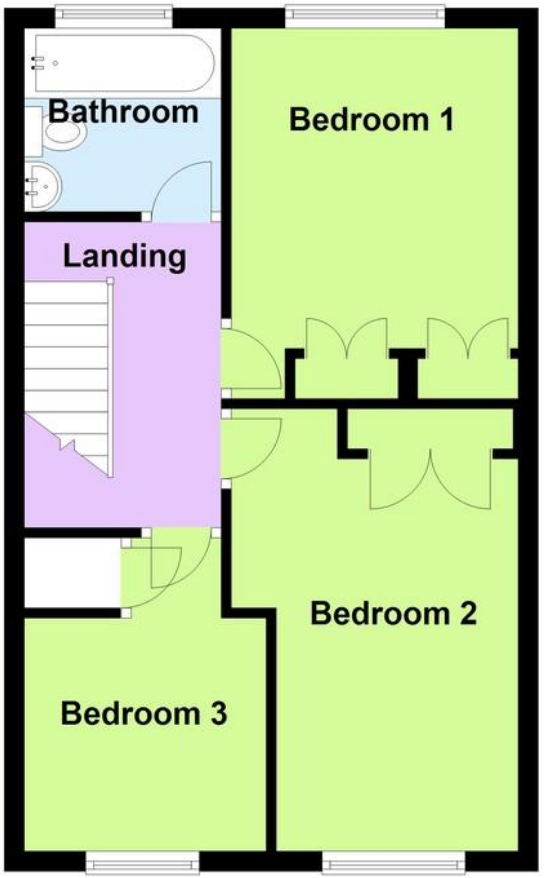
Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum 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. 40.5 sq. metres (436.3 sq. feet)



First Floor
Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)

ENTRANCE HALL

CLOAKROOM

WALK-IN STORE CUPBOARD

LOUNGE/DINER
16' 2" x 11' 10" (4.93m x 3.61m)

BEDROOM 1
12' 1" x 9' 4" (3.68m x 2.84m)

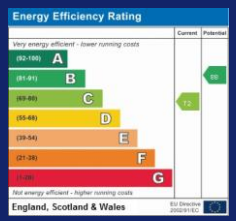
BEDROOM 2
14' 5" x 8' (4.39m x 2.44m)

BEDROOM 3
8' x 7' 7" (2.44m x 2.31m)

MODERN BATHROOM/WC

PRIVATE DRIVE/PARKING

WEST FACING REAR GARDEN



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