



35 Lucksfield Way, Angmering BN16 4GU
£570,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached House
- 4/5 Bedrooms
- En Suite & Family Bath/Shower Room
- Large Kitchen/Dining Room
- Accommodation on 3 Floors
- Internal Viewing Recommended
- Detached Garage & Parking Space
- Council Tax Band 'E'
- EPC Rating 'C'

Occupying a delightful position within the sought-after Bramley Green development on the outskirts of Angmering village, this excellently presented detached three storey house presents an exceptional opportunity for those seeking versatile and spacious living accommodation.

Offering 4/5 bedrooms and two well-appointed bath/shower rooms, the property boasts a bright and spacious double aspect lounge, perfect for both relaxing and entertaining. The large, contemporary kitchen and dining room seamlessly spans the depth of the home, providing an inviting space for family meals and gatherings. A ground floor cloakroom adds convenience to the thoughtfully designed layout.

Upstairs, the bedrooms are generously proportioned, ensuring comfort and flexibility, whether you require extra sleeping quarters or a dedicated home office. The entire property is maintained in excellent decorative order, ready for immediate move-in.

Step outside to a delightful rear garden, featuring a pleasant decked area – an ideal spot for a fresco dining or simply unwinding after a busy day. Parking is well catered for, with a detached garage and a private parking space.

The location offers the best of village life, with Angmering's charming centre, shops, pub and restaurants just a short distance away. The peaceful, family-friendly neighbourhood benefits from easy access to local amenities while there is easy access to surrounding districts.

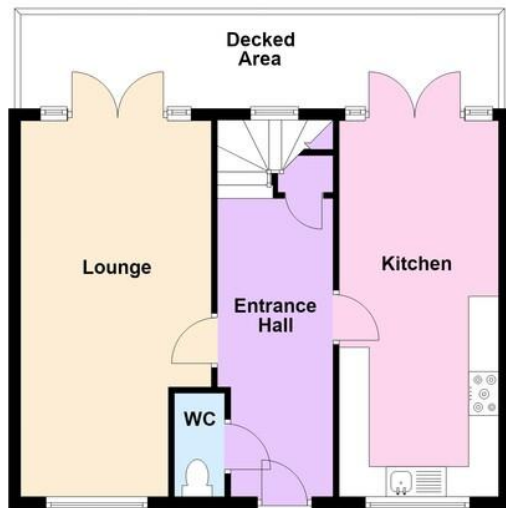
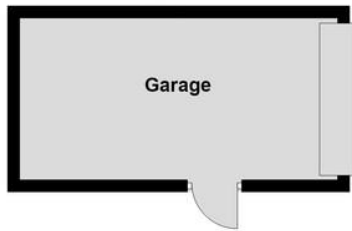
This outstanding home must be viewed to be fully appreciated. Arrange your visit today and discover all that this beautiful property has to offer.

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.

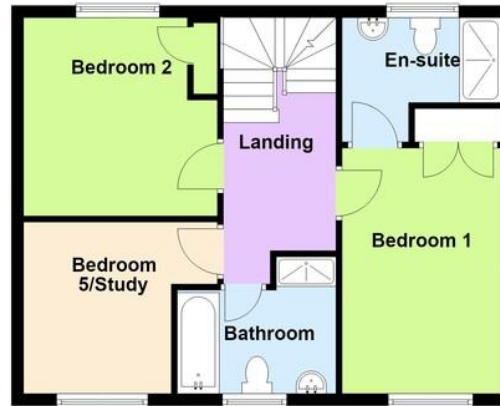


Ground Floor
Approx. 64.1 sq. metres (689.8 sq. feet)
(excluding Decked Area)

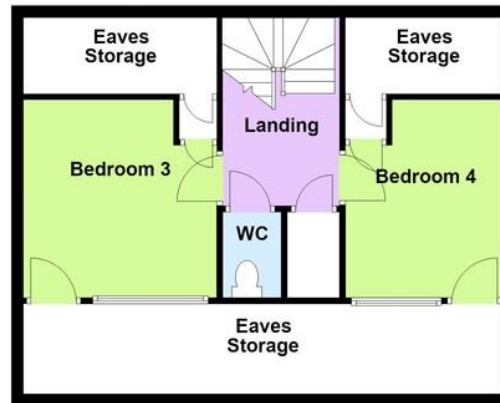


Total area: approx. 163.7 sq. metres (1762.2 sq. feet)

First Floor
Approx. 49.8 sq. metres (536.2 sq. feet)



Second Floor
Approx. 49.8 sq. metres (536.2 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

20' 5" x 10' 5" (6.22m x 3.18m)
max

KITCHEN/DINING ROOM

20' 6" x 8' 8" (6.25m x 2.64m)

FIRST FLOOR LANDING

BEDROOM 1

13' 4" x 8' 8" (4.06m x 2.64m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

10' 10" x 10' 5" (3.3m x 3.18m)

FAMILY BATH/SHOWER ROOM

BEDROOM 5/STUDY

9' 6" x 8' 1" (2.9m x 2.46m)

SECOND FLOOR LANDING

CLOAKROOM/WC

BEDROOM 3

10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM 4

10' 9" x 8' 8" (3.28m x 2.64m)

GARAGE

17' 5" x 8' 10" (5.31m x 2.69m)

PRIVATE PARKING SPACE



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

