



Rowan Way, Angmering, BN16 4GJ

Freehold

A modern semi-detached house offered in good order throughout • New kitchen/breakfast room • Two double bedrooms • Separate utility room • Enclosed garden • Off street parking for two cars • For more information visit the Cooper Adams website

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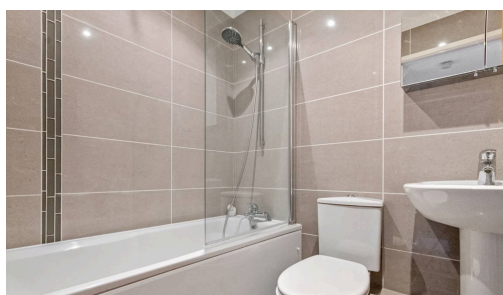
A modern two-bedroom semi-detached house that has been thoughtfully extended to a high standard, creating a spacious and versatile ground floor.

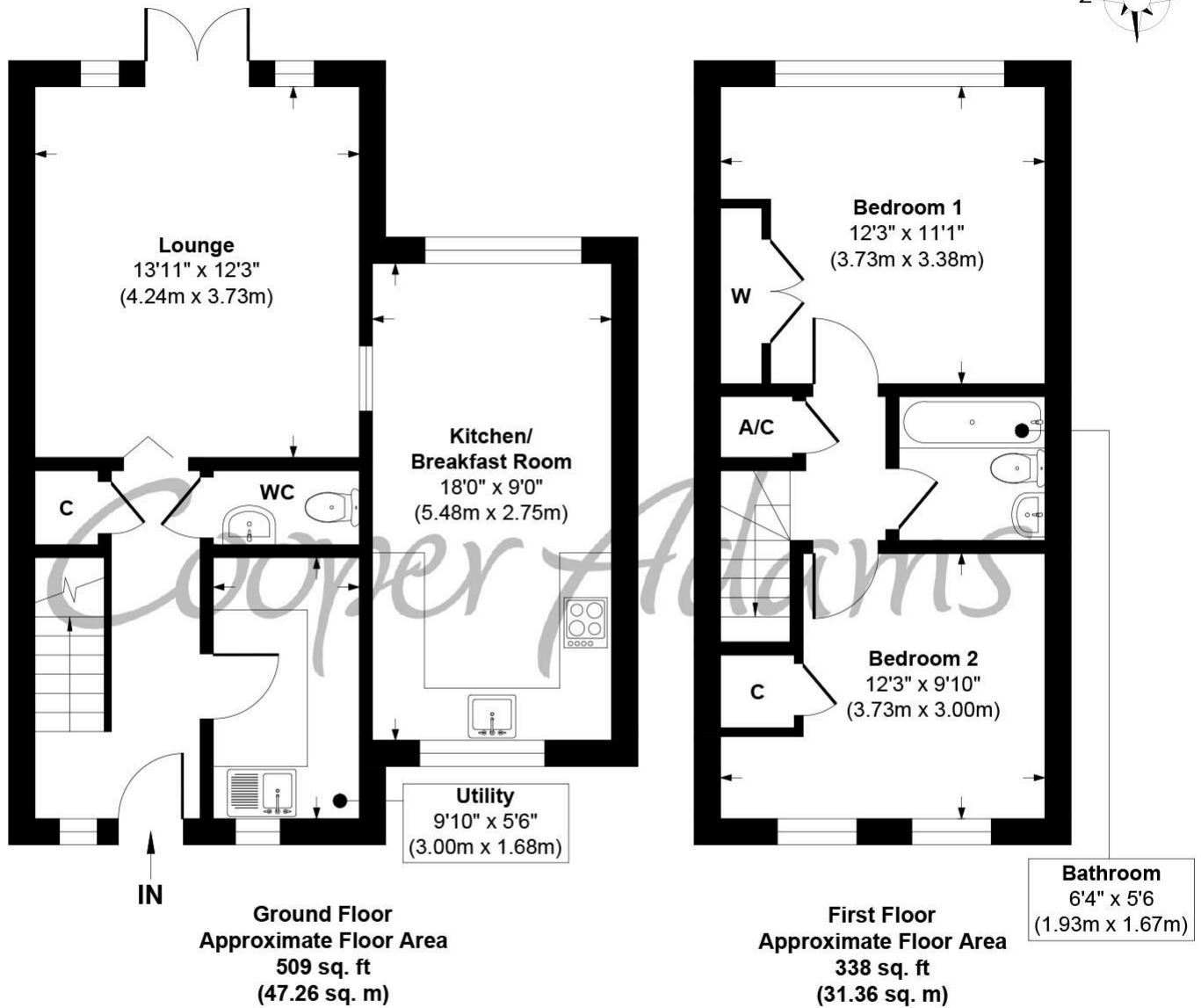
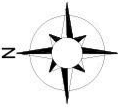
The welcoming entrance hall leads to a large utility room, downstairs cloakroom and a generous storage cupboard. The property benefits from a newly installed kitchen/breakfast room, while the spacious sitting room features bi-fold doors opening directly onto the garden, creating a bright and sociable living space. Upstairs, there are two good-sized double bedrooms. The main bedroom benefits from fitted wardrobes, while the second bedroom has a large storage cupboard. There is also a modern family bathroom and a useful airing cupboard. Outside, the property offers a driveway with parking for two cars, with a side gate leading to the attractive and enclosed garden, providing a pleasant space for relaxing and entertaining. The house is conveniently located within walking distance of Angmering village, with its range of shops, cafés and schools, making it an ideal home for those looking for both convenience and a peaceful residential setting.



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 847 sq. ft / 78.62 sq. m

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

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