



Delfont Grove, Angmering – BN16 4QJ

£550,000 Freehold

Stylish Three Bed Modern Home Built in Recent Years • Impressive, Open Plan Contemporary Kitchen with Island • Separate Dining Space and Bifold Doors to Garden • Separate Living Room with Bay Window • Statement, Landscaped Gardens Front and Rear • Extremely Generous Plot Size • Off Road Parking, Solar Panels and Electric Car Charging Point • Ground Floor with Underfloor Heating • Striking Main Bathroom and Ensuite



Introducing this exceptional three-bedroom detached home, set within an exclusive leafy development of just nine houses on a private road. Built in recent years with a meticulous eye for detail, this stylish modern residence perfectly balances contemporary design with comfort.

At its heart lies an impressive open-plan kitchen, showcasing premium integrated appliances, expansive work surfaces, and a sleek central island, complemented by a separate dining area. Bi-folding doors open directly onto the beautifully landscaped gardens, while a separate bay-fronted living room offers a cosy retreat for more intimate moments.

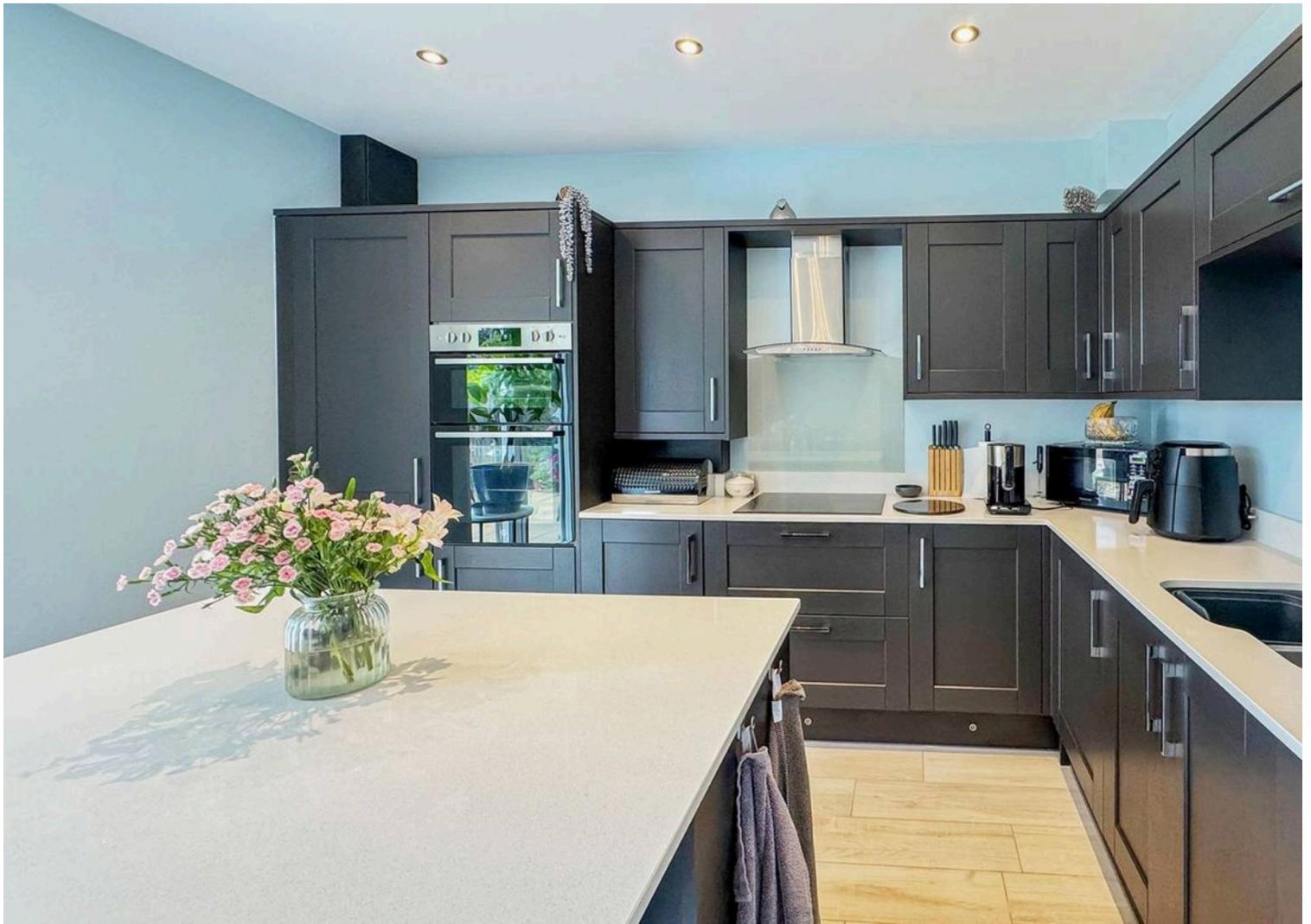
Upstairs, the principal bedroom is enhanced with fitted wardrobes and a chic en-suite, with two further bedrooms served by a striking main bathroom. The home sits on an exceptionally generous side plot with manicured gardens that provide a stunning backdrop from every angle – plus a log cabin currently used as a gym which could also be a wonderful home office.

Practicality and sustainability are built in, with solar panels, an electric vehicle charging point, and off-road parking for two vehicles. Within walking distance of local shops and amenities, this is more than just a house – it is a sanctuary offering elegance, efficiency, and an enviable lifestyle in a sought-after setting.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B. EPC Environmental Impact Rating: B





Kitchen/Dining Room

19' 3" x 12' 3" (5.87m x 3.73m)

An elegant, contemporary fitted kitchen with premium integrated appliances, expansive work surfaces, and a statement central breakfast island, seamlessly flowing into a sophisticated dining area.

Living Room

15' 4" x 12' 1" (4.67m x 3.68m)

Spacious separate living room for entertaining with feature bay window

Bedroom 1

13' 7" x 10' 4" (4.14m x 3.15m)

Master bedroom overlooking rear garden with shower ensuite and fitted wardrobes

Bedroom 2

15' 3" x 10' 6" (4.65m x 3.20m)

Generous second double bedroom

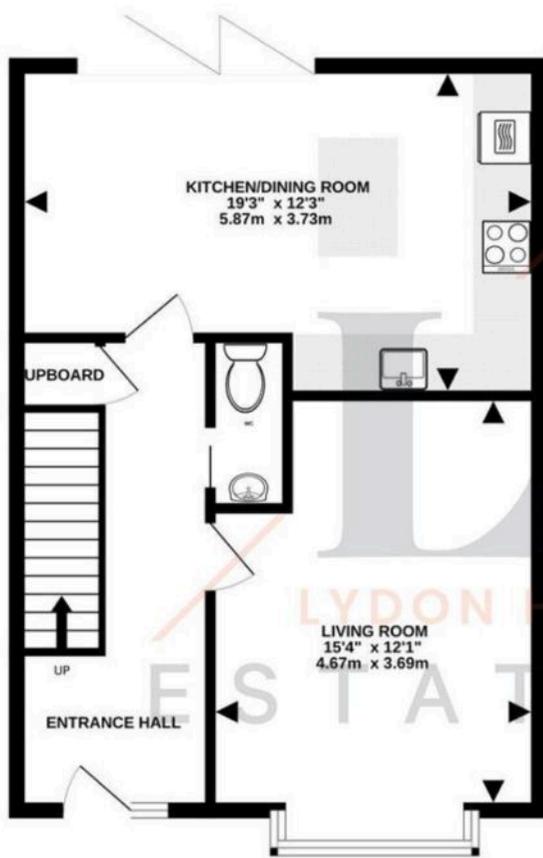
Bedroom 3

13' 1" x 8' 6" (3.99m x 2.59m)

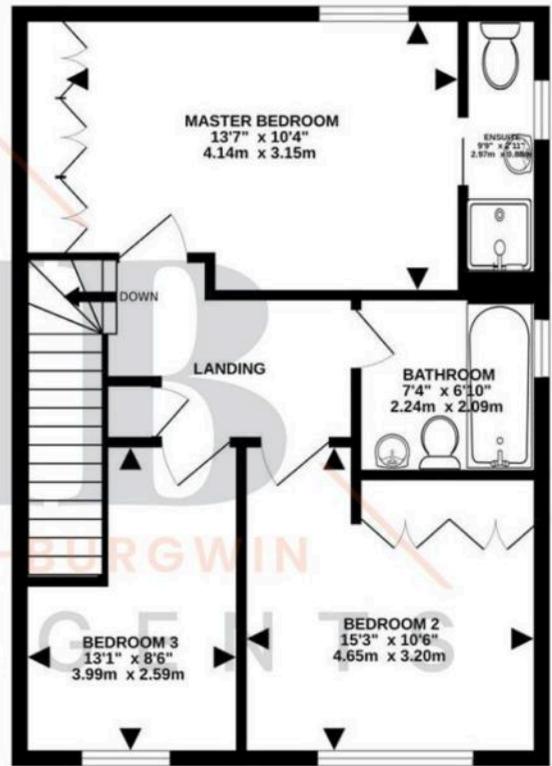
Bedroom three or alternate study, walk-in wardrobe or nursery







GROUND FLOOR



1ST FLOOR

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding