



**Offers In
Excess Of
£385,000
Freehold**

4x  2x  1x 

**Brougham Grove,
Angmering, West
Sussex, BN16**

cubitt & west
Helping you move forwards



Main features

- **Stunning family home on sought after Bramley Green**
- **Semi converted garage providing home office/gym area**
- **Electric roller garage door**
- **Lovely village with shops, cafes and restaurants**
- **Close to good schools and amenities**

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Kitchen/Breakfast Room: 12'2 x 8'1 (3.71m x 2.47m)
 Lounge: 18'7 x 15'1 (5.67m x 4.60m)
 Garden Room

FIRST FLOOR

Landing
 Bedroom 2: 10'1 x 8'4 (3.08m x 2.54m)
 Bedroom 3: 11'10 x 8'5 (3.61m x 2.57m)
 Bedroom 4: 8'8 x 8'5 (2.64m x 2.57m)
 Family Bathroom

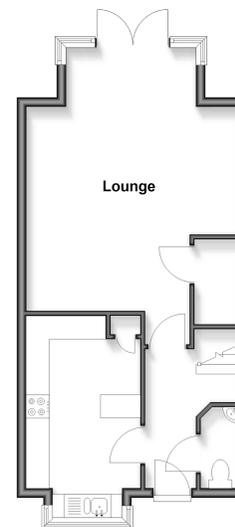
SECOND FLOOR

Landing
 Bedroom 1: 18'4 x 11'4 (5.59m x 3.46m)
 En-suite Shower Room

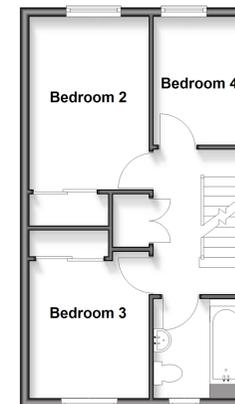
OUTSIDE

Front Garden
 Rear Garden
 Semi Converted Garage

Ground Floor
 Approx. 42.2 sq. metres (454.2 sq. feet)



First Floor
 Approx. 37.7 sq. metres (405.6 sq. feet)



Second Floor
 Approx. 37.7 sq. metres (405.6 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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