



19 Cumberland Road, Angmering BN16 4BG
£350,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Bedroom House**
- **Ground Floor Cloakroom**
- **Refitted Modern Kitchen/Dining Room**
- **No Onward Chain**
- **Internal Viewing Recommended**
- **Secluded South Facing Rear Garden**
- **Large Private Drive & Garage**
- **Council Tax Band 'C'**
- **EPC Rating TBA**

Nestled in the heart of Angmering village, this impressive end of terrace house boasts a wonderful blend of bright and spacious accommodation and modern fittings. Offering a refitted kitchen with space for a table and chairs, this makes an ideal family area. The spacious lounge is flooded with natural light thanks to bi-fold doors that open seamlessly onto a secluded, south-facing rear garden

With three generously sized bedrooms, the property is ideal for families and professionals alike. A modern refitted bathroom and additional cloakroom ensure both comfort and convenience, while features such as gas central heating and double glazing promise efficient, cosy living all year round.

The garage, complete with a dedicated utility area, adds a practical touch to daily life. To the front, a very long private drive easily accommodates several vehicles-an exceptional advantage in village settings-and offers an electric vehicle charging point for modern convenience.

The home is found just a leisurely stroll from Angmering's picturesque village square, putting a range of charming local shops, traditional pubs, and daily amenities within easy reach. Those wishing to explore further afield will appreciate the property's proximity to Angmering's mainline railway station, connecting you quickly to London and the south coast, as well as the nearby South Downs National Park offering miles of scenic countryside walks and cycle routes.

Offered for sale with no onward chain, this well-presented home is ready to move into and we invite you to arrange a viewing to fully appreciate all that it offers.

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.



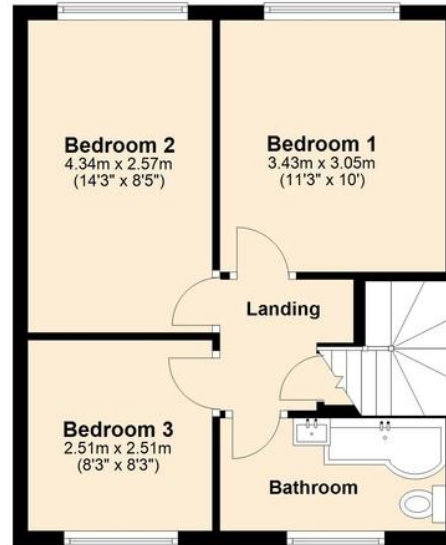
Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.8 sq. feet)

ENTRANCE HALL

CLOAKROOM

LOUNGE

18' 7" x 11' 2" (5.66m x 3.4m)

KITCHEN/DINER

11' 2" x 8' 2" (3.4m x 2.49m)

BEDROOM 1

11' 3" x 10' (3.43m x 3.05m)

BEDROOM 2

14' 2" x 8' 5" (4.32m x 2.57m)

BEDROOM 3

8' 3" x 8' 3" (2.51m x 2.51m)

FEATURE RE-FITTED BATHROOM

LARGE PRIVATE DRIVE

GARAGE

16' 7" x 8' 3" (5.05m x 2.51m)

SOUTH FACING REAR GARDEN

**EPC TO
FOLLOW**



01903 850450

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

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

