34 Cresswell Square, Angmering - BN16 4PX

£400,000 OIEO Freehold

Exceptionally well-presented modern townhouse in show home condition • Beautifully remodelled kitchen/breakfast room ideal for modern living • Separate living room with twin doors opening onto the rear garden • Landscaped west-facing garden designed for low-maintenance enjoyment • Three double bedrooms arranged over three floors • Principal suite with additional study, nursery, or walk-in wardrobe and ensuite shower room • Overlooking the attractive Cresswell Park greenspace

This exceptionally well-presented modern townhouse is offered to the market in true show home condition and is completely move-in ready. Beautifully remodelled by the current owners, the ground floor now centres around a stunning open-plan kitchen/breakfast room, thoughtfully designed to create a stylish and sociable living space ideal for modern family life.

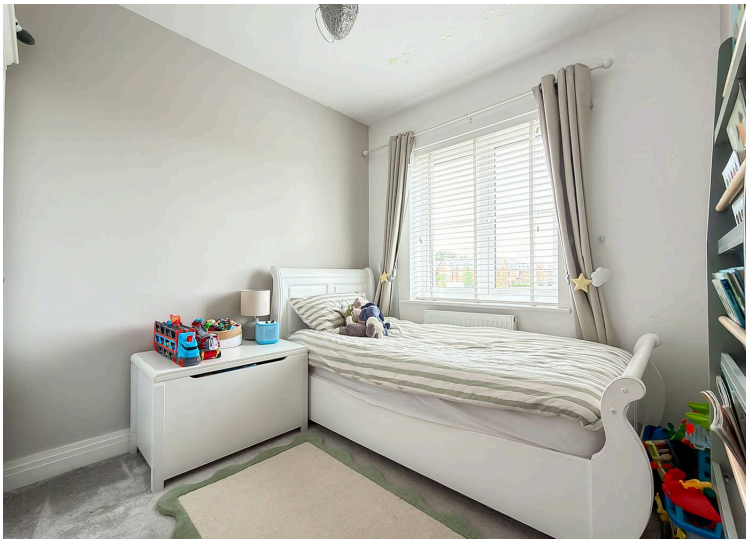
There is also a separate living room featuring twin external doors opening directly onto the landscaped west-facing rear garden, which has been cleverly designed for low-maintenance outdoor living while still offering generous entertaining space. Arranged over three floors, the first floor provides two double bedrooms, including one with a contemporary shower ensuite, alongside the main family bathroom. The impressive top floor is dedicated to a superb principal bedroom suite, complemented by an additional study, nursery, or dressing room, as well as a further shower ensuite. Perfectly positioned overlooking the attractive greenspace at Cresswell Park, the property also benefits from a garage and driveway to the rear providing off-road allocated parking. A fantastic opportunity to purchase a stylish and versatile home in a highly desirable setting within Angmering.

A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

Council Tax band: D | Tenure: Freehold

EPC Energy Efficiency Rating: B

Laundry Pods



Kitchen/Dining Room
14' 8" x 14' 8" (4.47m x 4.47m)

Living Room
14' 9" x 10' 8" (4.50m x 3.25m)

Bedroom 2
12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom 1
11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom 3
9' 7" x 7' 10" (2.92m x 2.39m)

Study/Walk-In Wardrobe/Nursery
7' 5" x 6' 0" (2.26m x 1.83m)

Ensuite 1

Ensuite 2

Bathroom

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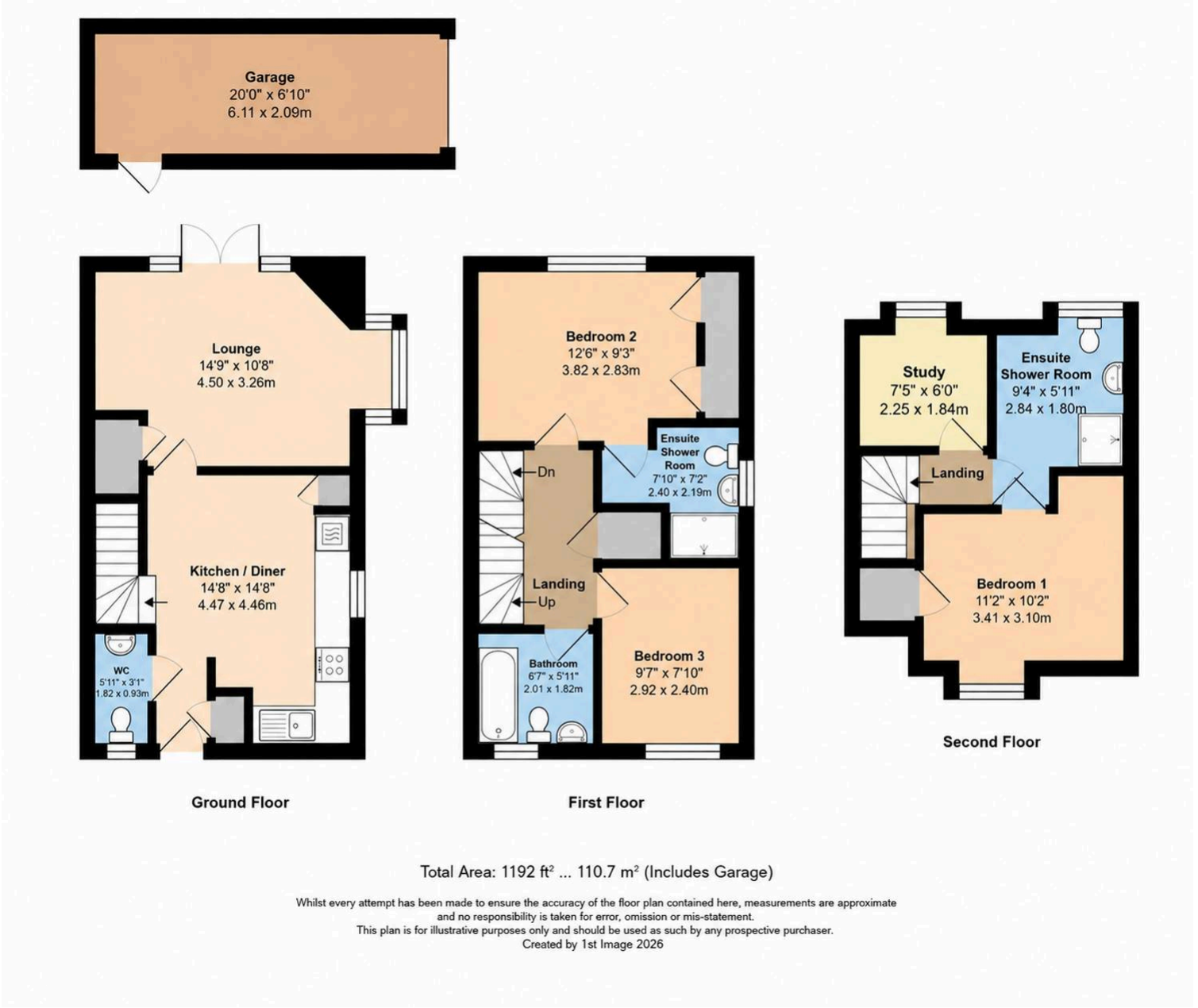

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