



**Highdown Close, Angmering Littlehampton BN16 4GT**

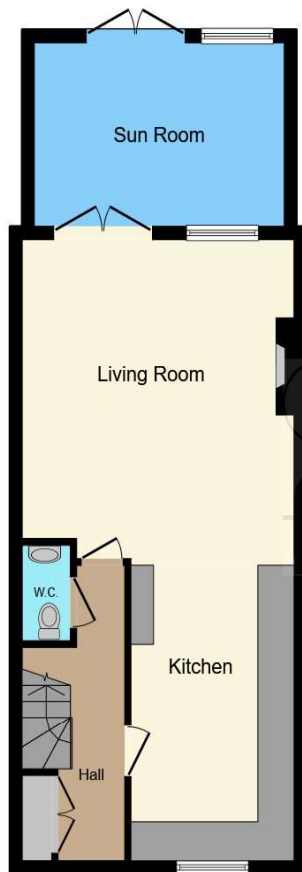


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## **Highdown Close, Angmering Littlehampton**

A beautifully presented four-bedroom family home set within a peaceful, well-established development near Angmering village. Featuring spacious open-plan living, a west-facing garden, garage, and an impressive top-floor main suite, this property is ideal for modern family life.

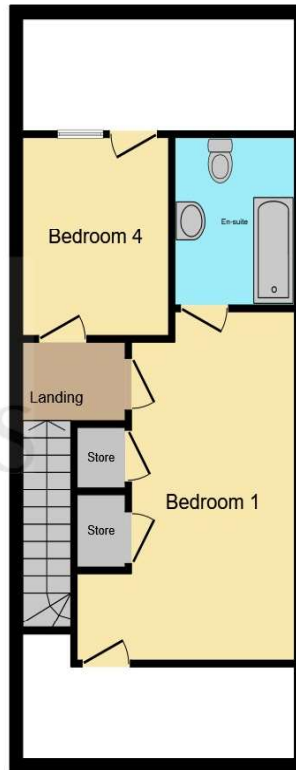




**Ground Floor**



**First Floor**



**Second Floor**

**Living Room**

16' 2" x 14' 9" ( 4.93m x 4.50m )

**Kitchen**

15' x 9' 3" ( 4.57m x 2.82m )

**Sun Room**

13' 7" x 9' 3" ( 4.14m x 2.82m )

**W.C**

**Bedroom 2**

16' 2" x 13' 4" ( 4.93m x 4.06m )

**Bedroom 3**

15' 4" x 10' 11" ( 4.67m x 3.33m )

**Bathroom**

**Bedroom 4**

9' 10" x 8' 9" ( 3.00m x 2.67m )

**Bedroom 1**

17' 5" x 16' 1" ( 5.31m x 4.90m )

**En-Suite**

Total floor area 135.7 m<sup>2</sup> (1,460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Highdown Close, Angmering Littlehampton**

- Four Bedrooms
- West Facing Garden
- Open-Plan Living
- Modern Kitchen
- Cloakroom/WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WWO107720](https://fox-and-sons.co.uk/Property/WWO107720)



Property Ref:  
WWO107720 - 0008

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**01903 503906**



[WestWorthing@fox-and-sons.co.uk](mailto:WestWorthing@fox-and-sons.co.uk)



21C Goring Road, Goring-By-Sea, WORTHING,  
West Sussex, BN12 4AP



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