



## Roman Avenue, Angmering

Freehold

Four-bedroom detached home in the popular Bramley Green development • Main bedroom on the top floor is extremely versatile with the option to split into two rooms or add in an additional en-suite • Ensuite to main bedroom on the first floor • Ground floor wc • Low maintenance rear garden, making it a perfect lock up and leave or has plenty of scope to landscape • Driveway for two cars and Garage • Close to Angmering train station, village, local amenities, schools and shops

*Cooper Adams*

Situated within the ever-popular Bramley Green development, this well-proportioned four-bedroom detached home offers flexible accommodation arranged over three floors, ideal for growing families or those seeking versatile living space. The ground floor features a separate fitted kitchen with built-in appliances and space for a breakfast table, providing a practical area for everyday dining. To the rear, the bright and comfortable living room overlooks the garden and benefits from patio doors leading outside. On the first floor there are three well-proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom serving the remaining rooms. The top floor is a standout feature, offering an extremely large and versatile bedroom. This space could remain as a generous principal suite or potentially be reconfigured to create two bedrooms or an additional en-suite, subject to the necessary consents.

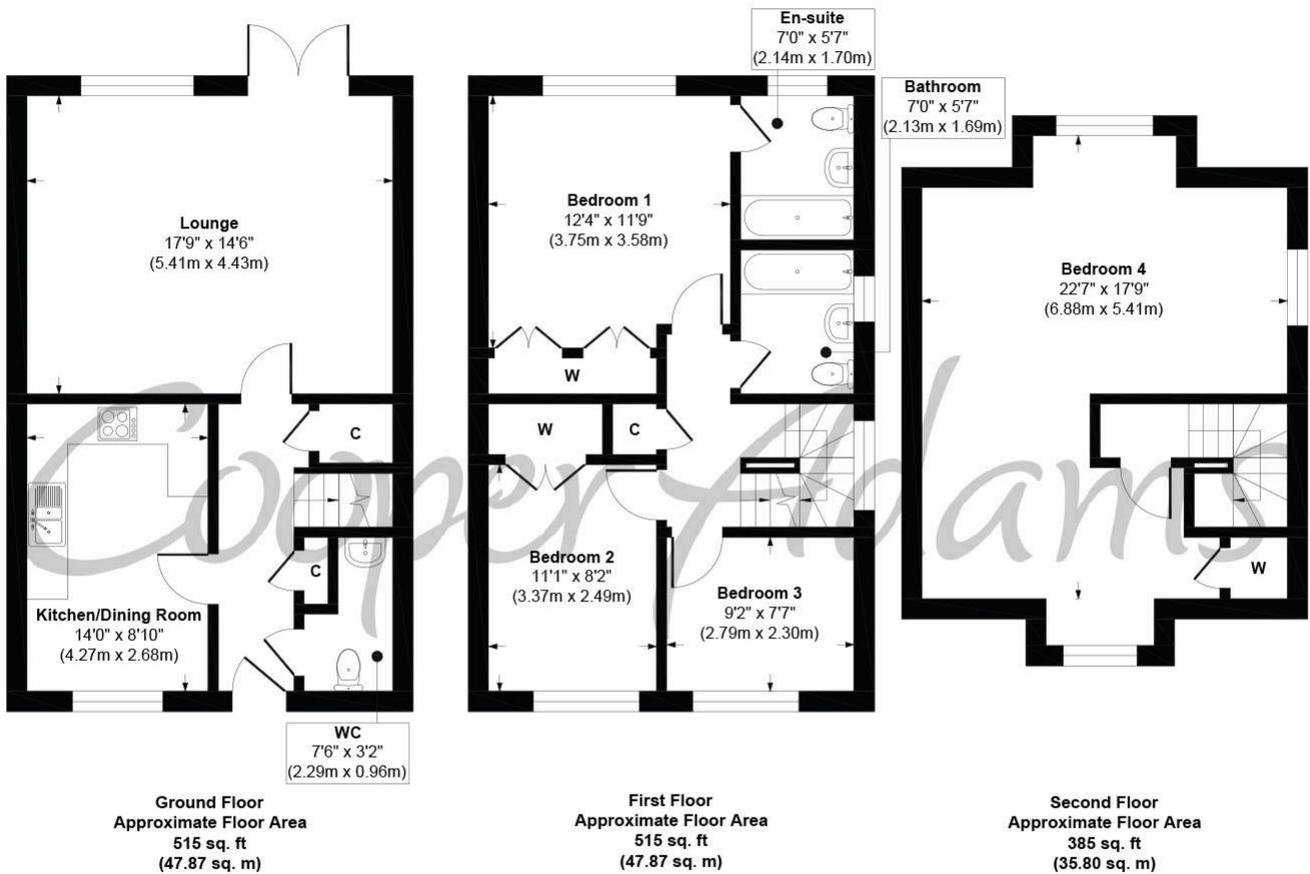
The rear garden is designed for low maintenance and is currently laid with slate chippings, though it could easily be transformed into a lawned or landscaped space.

Further benefits include a garage and driveway parking to the side.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.





**Roman Avenue, Angmering**  
**Approx. Gross Internal Floor Area 1415 sq. ft / 131.54 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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