



11 Speedwell Chase, Angmering - BN16 4QR

£635,000 Freehold

Show home standard four-bedroom detached family home, built in 2022 • Meticulously presented throughout with high-specification finishes • Spacious living room with striking feature media wall • Contemporary kitchen with premium integrated appliances and separate dining area • Principal bedroom with stunning en-suite plus guest bedroom with en-suite • Two additional well-proportioned bedrooms and modern family bathroom • Impressive landscaped garden with multiple seating areas and outdoor kitchen • Garage, private allocated parking, and driveway included



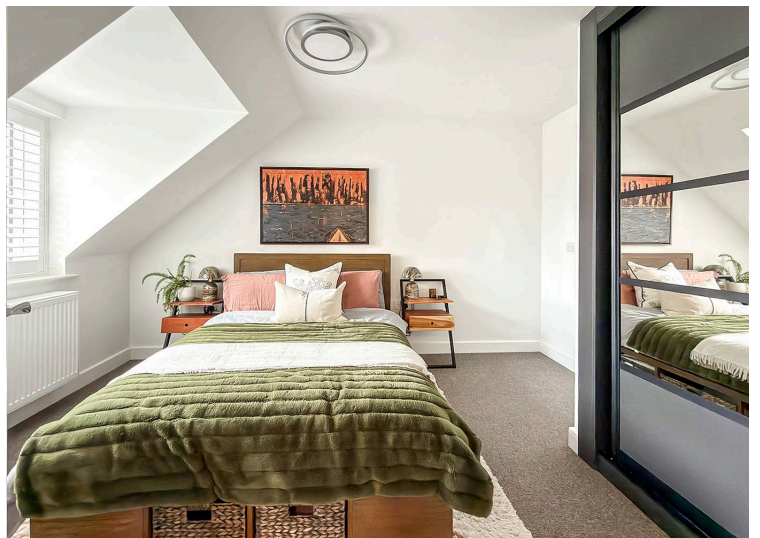
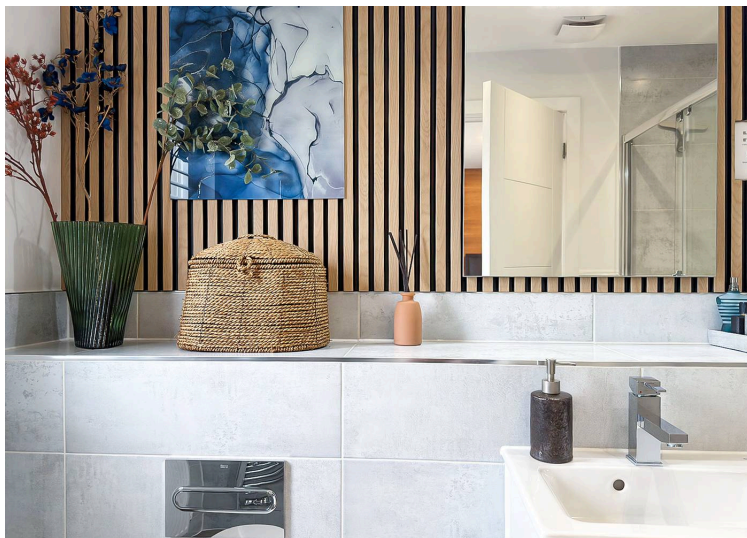
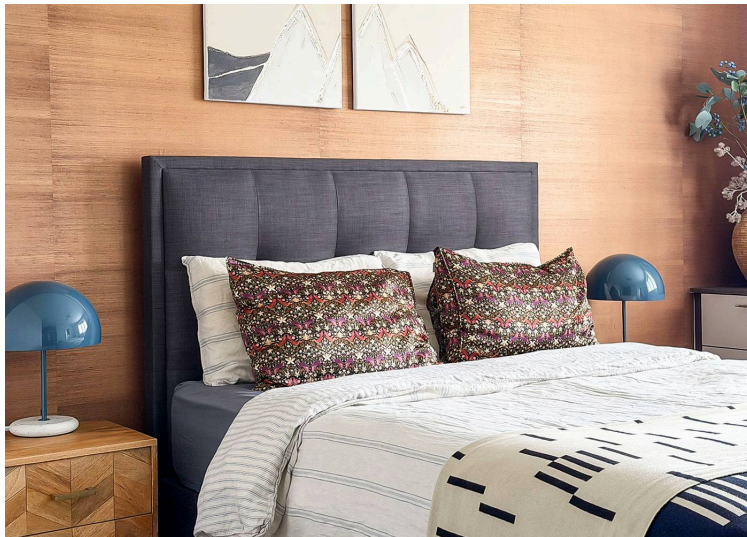
A meticulously well-presented, show home standard four-bedroom detached family residence, constructed in 2022, offering exceptional contemporary living with no detail left unturned. This stunning home has been thoughtfully designed and impeccably maintained, showcasing high-specification finishes throughout. The spacious living room features a striking media wall, creating a perfect focal point for modern family life, while the beautifully appointed kitchen boasts premium integrated appliances and flows seamlessly into a separate dining area, ideal for both everyday living and entertaining.

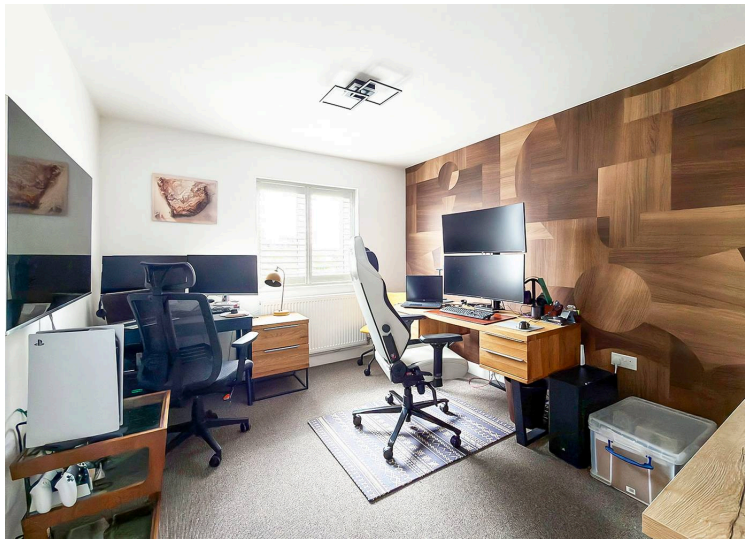
Upstairs, the property continues to impress with a luxurious principal bedroom complete with a stylish en-suite, alongside a well-proportioned guest bedroom also benefiting from its own en-suite. Two further bedrooms are served by a sleek family bathroom, while a convenient ground floor WC adds practicality. Externally, the home truly excels, offering a show-stopping landscaped garden with multiple patio and seating areas, as well as an impressive outdoor kitchen – perfect for entertaining. Further benefits include a garage, private allocated parking, and a driveway, completing this outstanding family home.

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: F | Tenure: Freehold

EPC Energy Efficiency Rating: B







Living Room

18' 2" x 11' 10" (5.54m x 3.61m)

Kitchen/Dining Room

22' 2" x 11' 2" (6.76m x 3.40m)

Bedroom 1

13' 6" x 12' 2" (4.12m x 3.71m)

Ensuite 1

Bedroom 2

10' 10" x 10' 1" (3.30m x 3.07m)

Ensuite 2

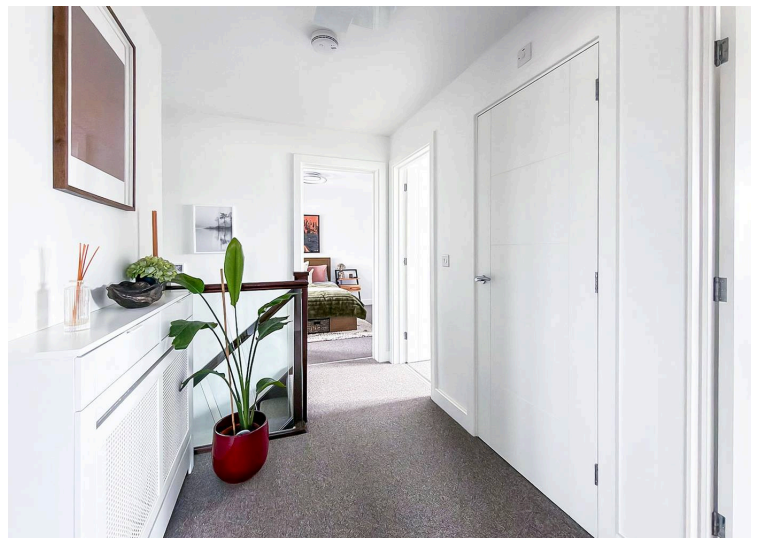
Bedroom 3

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom 4

11' 6" x 7' 6" (3.51m x 2.29m)









Total Area: 1638 ft² ... 152.2 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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