Avocet Drive, Angmering, BN16 4QL

Freehold

An immaculate spacious five bedroom detached family house • Two reception rooms • Open plan kitchen/breakfast room • Garage and driveway for two cars • Walking distance to local schools, Angmering village shops, cafes and pubs • Quiet location and close to walks

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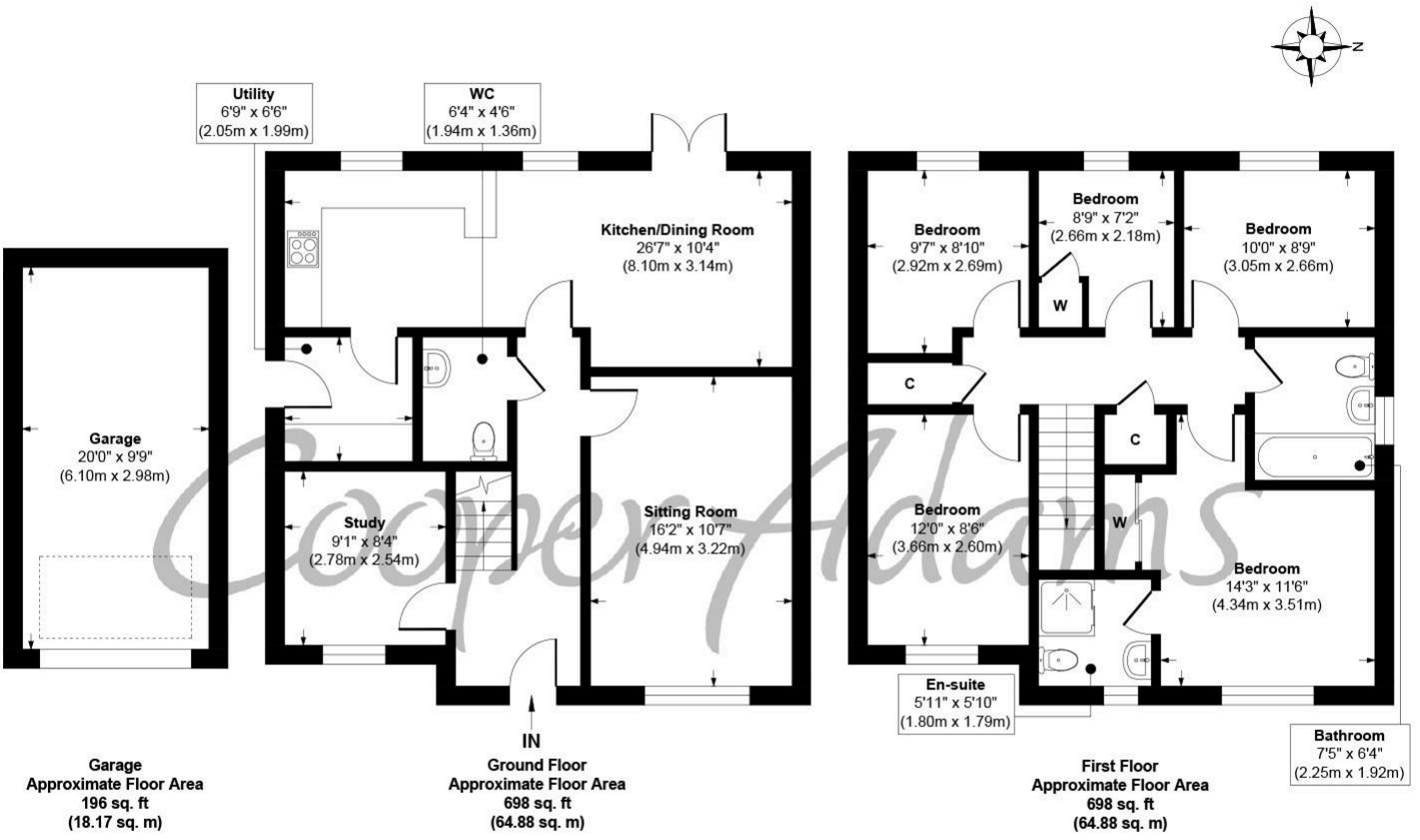
This immaculate five-bedroom family home is ideally located in a peaceful setting, within easy walking distance of local schools, Angmering village shops, cafés and pubs. Beautiful woodland and countryside walks are also nearby, making it ideal for families and dog owners. The spacious entrance hall leads to a comfortable sitting room and a versatile dining room/playroom/study. The bright, fully fitted kitchen/breakfast room has doors opening onto the garden, while a separate utility room provides side access to both the front and rear. A downstairs cloakroom completes the ground floor. Upstairs, the generous principal bedroom features an en-suite shower room and fitted mirrored wardrobes. There are three further double bedrooms, plus a fifth bedroom ideal as a home office, nursery or dressing room. A family bathroom serves the remaining bedrooms, and a large storage cupboard offers potential for conversion into an additional en-suite. The attractive rear garden features a spacious patio, ideal for entertaining and alfresco dining, leading to a lawn with mature planting and established borders. A side gate provides access to the front. The property also benefits from a single garage, offering additional parking and storage.

The pretty village of Angmering is found just south of the South Downs National Park and is ideally placed for all amenities with a good range of shops, schools, a nearby Health club and Ham Manor golf course. There are various pubs and restaurants close by and the popular beaches at Angmering on Sea, East Preston and Kingston Gorse are within 2 miles. Main shopping facilities are located in Rustington, Worthing and Chichester.



Garage
Approximate Floor Area
196 sq. ft
(18.17 sq. m)

Ground Floor
Approximate Floor Area
698 sq. ft
(64.88 sq. m)

First Floor
Approximate Floor Area
698 sq. ft
(64.88 sq. m)

Avocet drive, Angmering, BN16 4QL
Approx. Gross Internal Floor Area 1592 sq. ft / 147.93 sq. m

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