



7 Cumberland Road, Angmering BN16 4BG
£295,000 Freehold

**HAWKE &
METCALFE** 
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- 3 Bedroom House
- Extended Lounge/Dining Room
- Ground Floor Cloakroom
- Requiring Modernising Throughout
- Popular Angmering Village Location
- South Facing Rear Garden
- Private Drive & Garage/Store
- Council Tax Band - 'C'
- EPC Rating 'C'

Nestled in the sought-after village of Angmering, West Sussex, this three-bedroom house presents a unique opportunity for those eager to create their dream home. Set on a desirable plot, the property boasts a sizeable south-facing rear garden measuring approximately 60 x 20 feet-an ideal space for families, keen gardeners, or those with a vision for outdoor entertaining.

From the outside, a private drive and garage (currently arranged as two store areas) ensure convenient parking and plenty of storage. Step inside to discover an extended, generously-proportioned lounge and dining area, offering all the space needed for both relaxation and hosting guests. Downstairs, the property also features a convenient ground floor cloakroom, while the layout as a whole provides three good sized bedrooms and a family bathroom upstairs.

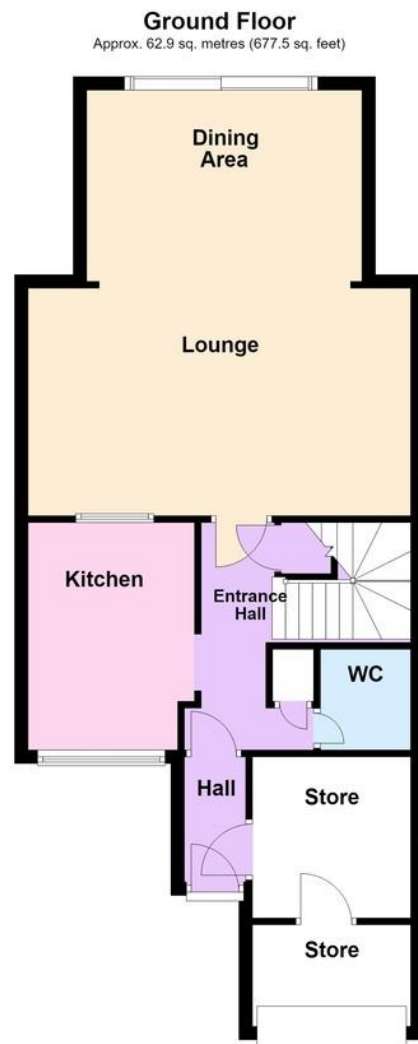
Although in need of modernisation and refurbishment throughout, this home represents a fantastic blank canvas for those with creative flair or anyone seeking to add value over time.

The location is hard to beat. Angmering village centre is just moments away, offering a range of local shops and amenities that cater to your everyday needs. For commuters, Angmering's mainline railway station is within easy reach, providing trains into London and the south coast. Leisurely days can be spent exploring the nearby South Downs National Park or enjoying the excellent road links to surrounding towns and scenic countryside.

Properties with such potential and in this prime location are rarely available and we would recommend arranging your viewing today.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 102.1 sq. metres (1099.1 sq. feet)



PORCH

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN

11' 1" x 8' 1" (3.38m x 2.46m)

LOUNGE

18' 8" x 11' 2" (5.69m x 3.4m)

DINING AREA

13' 5" x 9' 4" (4.09m x 2.84m)

BEDROOM 1

14' 2" x 8' 5" (4.32m x 2.57m)

BEDROOM 2

11' 1" x 9' 11" (3.38m x 3.02m)

BEDROOM 3

8' 4" x 8' 2" (2.54m x 2.49m)

BATHROOM/WC

PRIVATE DRIVE

GARAGE/STORE

16' 1" x 8' (4.9m x 2.44m)

SOUTH REAR GARDEN

60' x 20' (18.29m x 6.1m)



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawketmetcalfe.co.uk

www.hawketmetcalfe.co.uk

