



The Cottrells, Angmering, BN16 4AF

Freehold

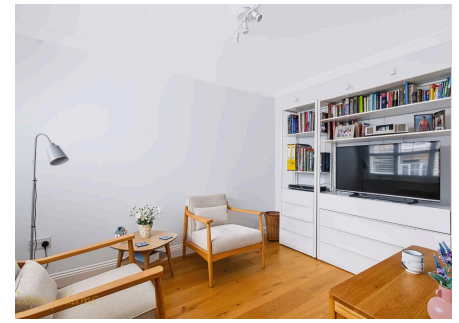
An attractive four bedroom detached house located in a quiet cul-de-sac • Large kitchen/breakfast/dining room with doors to the garden • Four double bedrooms • Two reception rooms • Garage and driveway • Located within a two minutes walk to Angmering village • For more information visit the Cooper Adams website

Cooper Adams

Situated at the end of a quiet cul-de-sac with no through traffic, this beautifully presented four-bedroom detached family home is within easy walking distance of Angmering village and has been tastefully updated throughout.

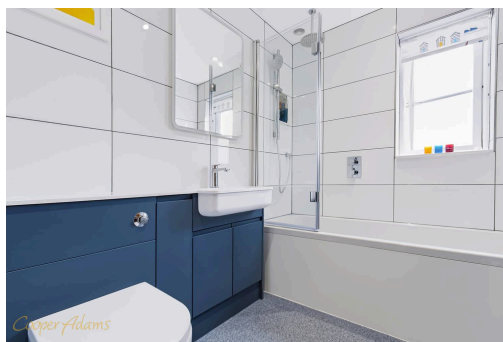
The accommodation includes a sitting room, snug/study, cloakroom, and a stunning kitchen/dining room with island and bi-fold doors opening onto the garden. A separate utility room provides additional convenience. Upstairs are four double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, along with a family bathroom and useful storage. Outside, the wraparound garden is beautifully maintained and features three patio areas to enjoy the sun throughout the day. The property also benefits from a single garage and driveway parking for three cars.

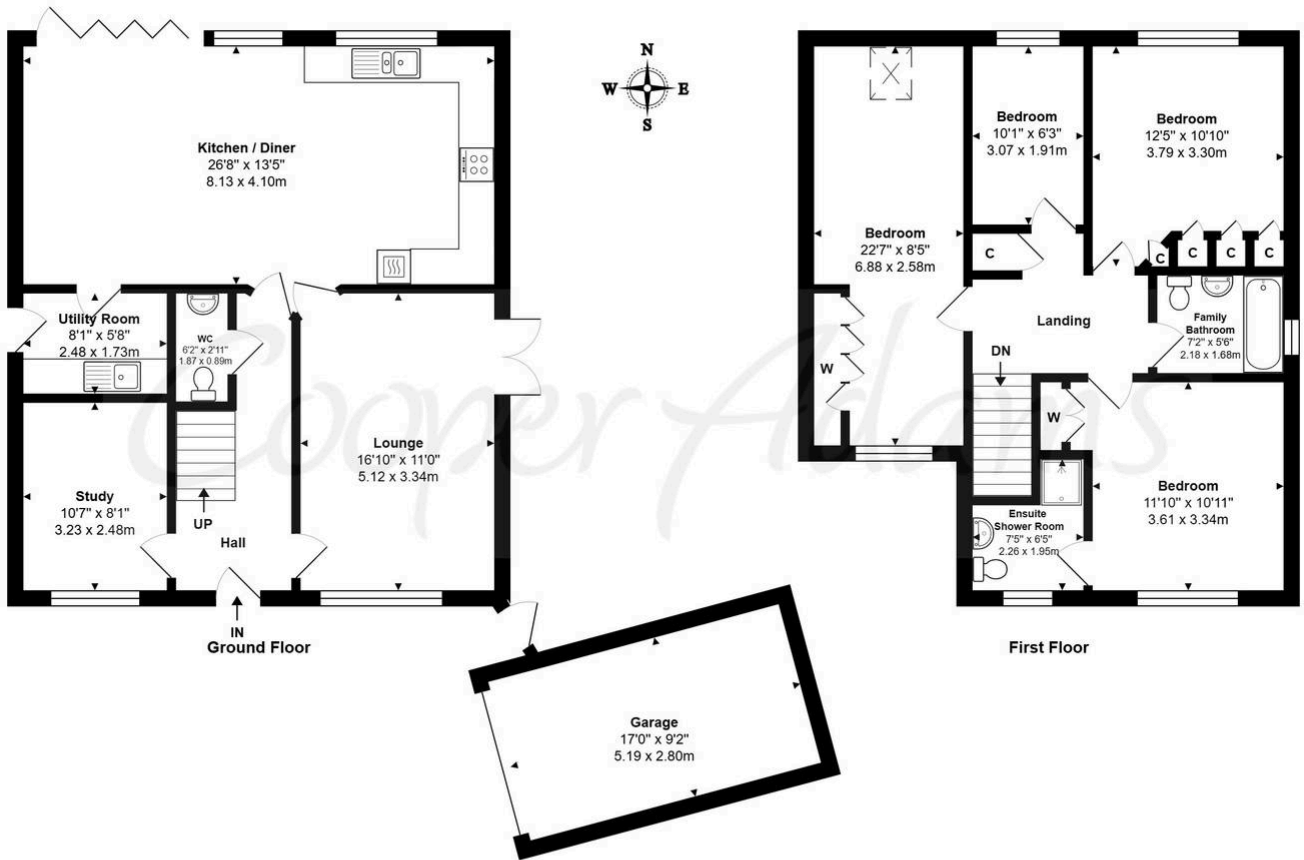
Ideally located close to village shops, cafés, pubs, schools and Angmering mainline station.



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.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





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Total Area: 1723 ft² ... 160.1 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.
 Created by 1st Image 2026



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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