Merryfield Crescent, Angmering, BN16 4DA

Freehold

Well presented four bedroom detached family house • Two reception rooms • Utility room • Good sized south facing garden • Garage and driveway for two cars • Located within a few minutes walk to Angmering village, cafes, shops and pubs • For more information visit the Cooper Adams website

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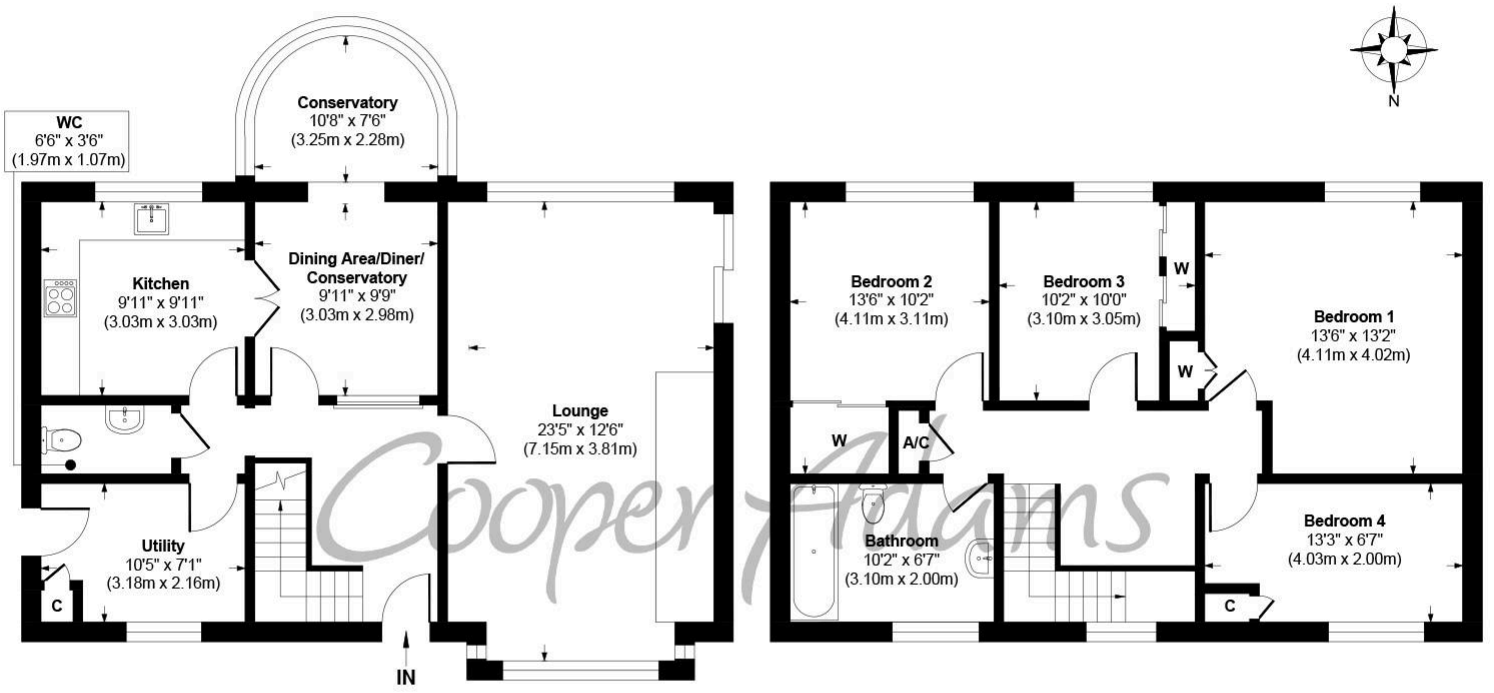
Presented in excellent order throughout, this spacious four-bedroom family home isideally located within walking distance of Angmering Village, local shops, cafés, andwell-regarded schools. The property welcomes you with a generous entrance hallleading to a large dual-aspect sitting room, featuring windows to the front and rear,along with double doors opening onto the south-facing garden. The well-appointedfitted kitchen/breakfast room flows into a bright conservatory, which also providesdirect access to the garden. A separate utility room offers a door to the side of theproperty with access to both the front and rear, while a convenient cloakroomcompletes the ground floor.

Upstairs, a spacious landing leads to four double bedrooms, all benefiting fromfitted wardrobes, and a modern family bathroom with a shower over the bath.Outside, the attractive south-facing rear garden features a patio seating area,mature shrubs and trees, two garden sheds, and access to the garage. The garage,situated to the side of the property, benefits from an electric up-and-over door, withadditional driveway parking for two vehicles.

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.



Ground Floor
Approximate Floor Area
828 sq. ft
(76.90 sq. m)

First Floor
Approximate Floor Area
739 sq. ft
(68.64 sq. m)

Merryfield Crescent, Angmering, BN16 4DA
Approx. Gross Internal Floor Area 1567 sq. ft / 145.54 sq. m

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

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