



33 East Drive, Ham Manor, Angmering, West Sussex

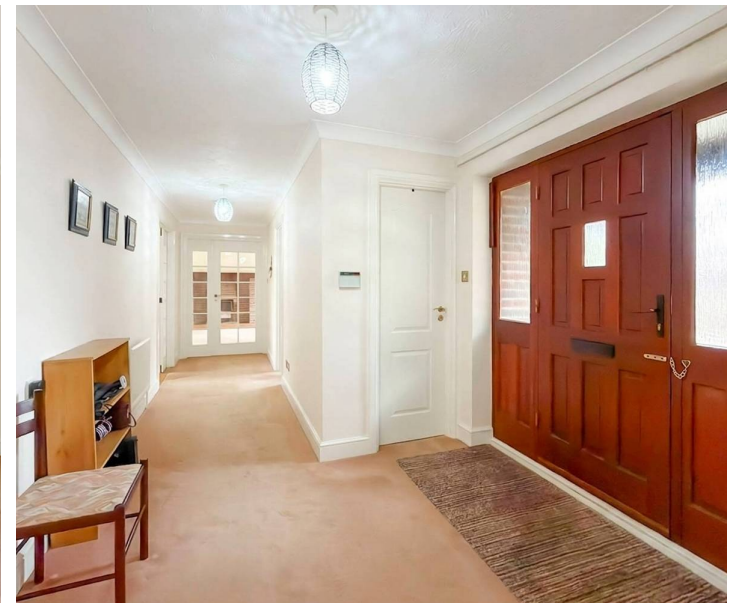
FREEHOLD | EPC D | COUNCIL TAX BAND G

Offers In Excess of **£700,000**

Offered for sale with no onward chain, this substantial detached bungalow occupies an excellent position on East Drive, within the prestigious private estate of Ham Manor, where an established parkland setting and golf course provide an attractive backdrop. The accommodation is both generous and adaptable, extending to three to four double bedrooms and including a principal bedroom with its own ensuite shower room.

The reception space is particularly well considered, with a sizeable living room centred around a feature fireplace, a separate dining room and a dedicated study. A kitchen/breakfast room is complemented by a separate utility room, while a main shower room and guest WC complete the principal accommodation. The property is approached via a broad driveway providing extensive off-road parking and access to a detached double garage.

Surrounding the bungalow, the wrap-around style gardens provide a pleasing sense of space and continuity, with established areas offering scope for outdoor dining, entertaining and quieter enjoyment of the setting. With its substantial proportions, flexible layout and position within one of the area's most distinguished private estates, this is a property that offers considerably more than the typical bungalow, combining scale, privacy and an exceptional setting with the convenience of single-level living.



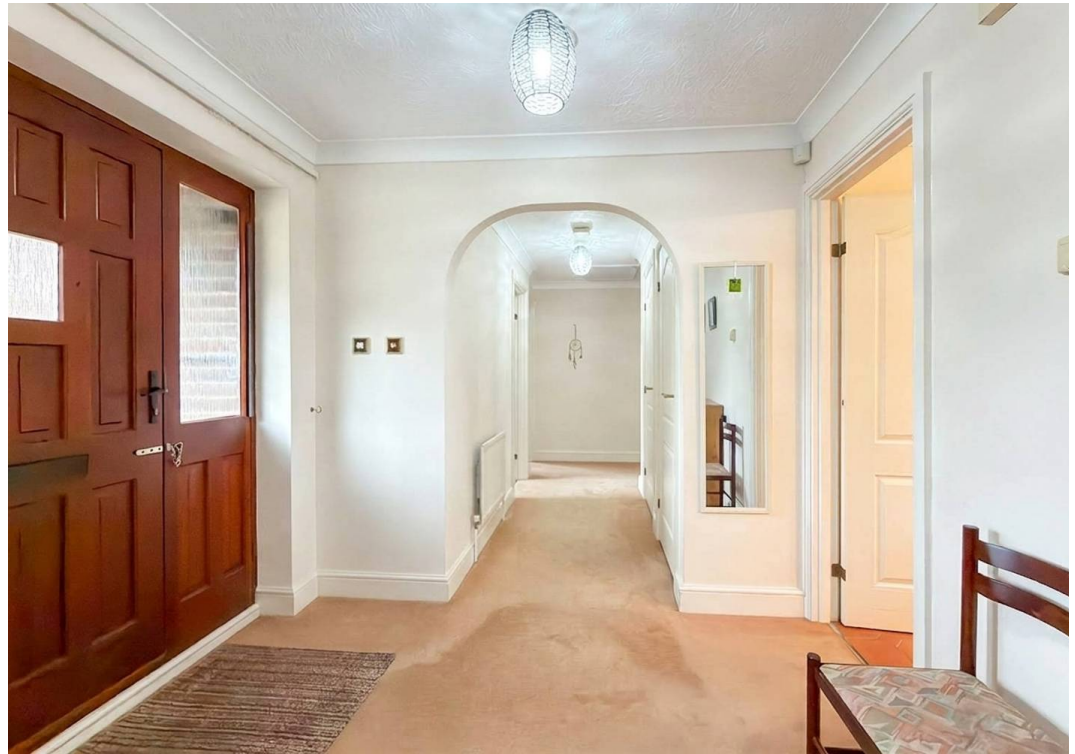


Ham Manor is regarded as one of West Sussex's most desirable private estates, offering a unique combination of architectural distinction, established surroundings and immediate access to both the South Downs National Park and the coastline. Angmering's historic square with roots back to the Bronze Age boasts 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.

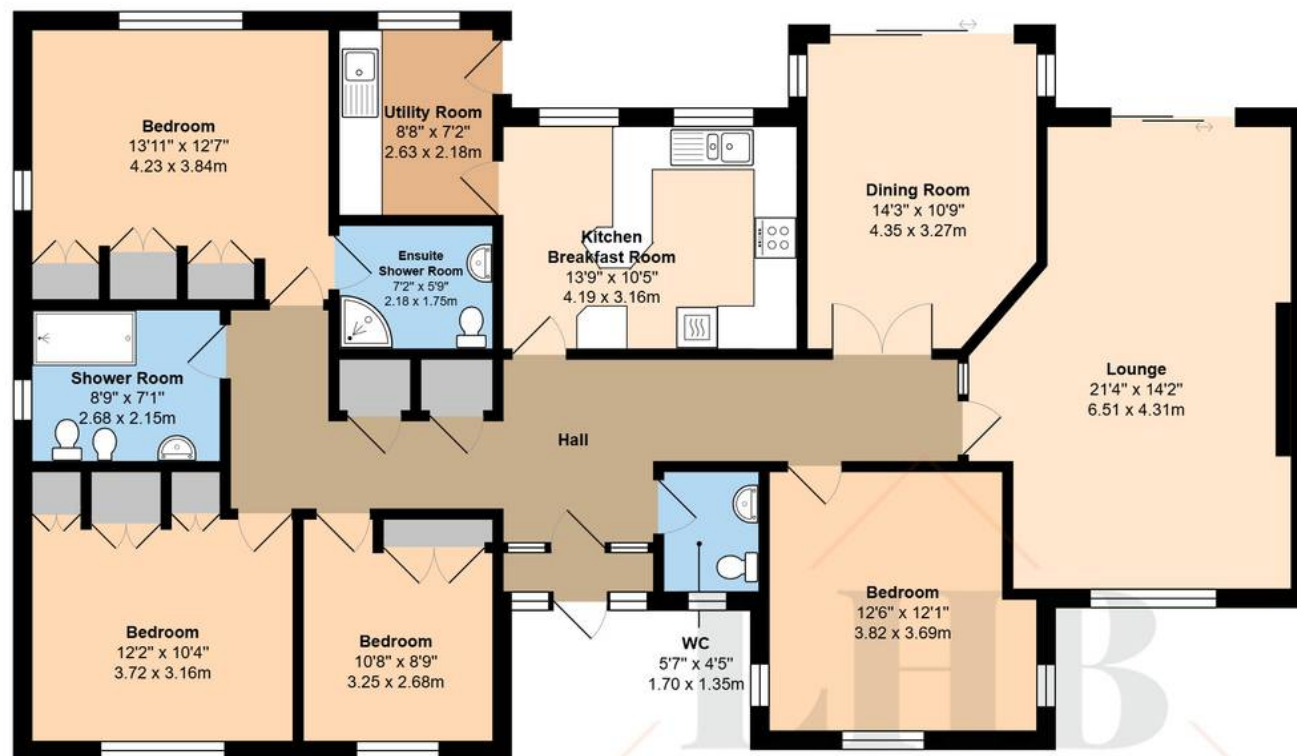
- Substantial detached bungalow situated on East Drive within the prestigious Ham Manor private estate
- Offered for sale chain free, with generous and versatile accommodation
- Three to four double bedrooms, including a principal bedroom with ensuite shower room
- Spacious living room with feature fireplace, complemented by a separate dining room
- Well-appointed kitchen/breakfast room with adjoining utility room
- Dedicated study, main shower room and separate guest WC
- Wrap-around style gardens. Double Garage







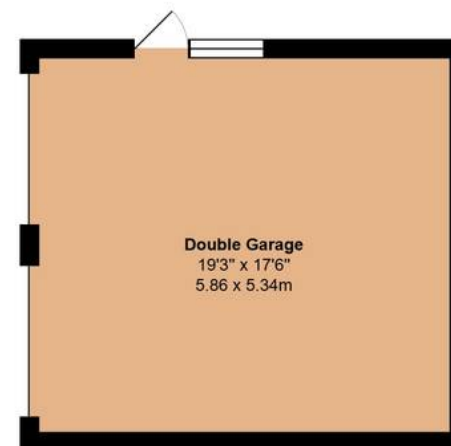




LYDON HUTTON-BURGIN
ESTATE AGENTS

Total Area: 1992 ft² ... 185.1 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



Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.