



Price
£375,000

Freehold

3x  2x  1x 

**Lavender Way,
Angmering, West
Sussex, BN16**

cubitt & west
Helping you move forwards



Main features

- Beautifully built family home in Cresswell Park
- Sought after Angmering Village close to local amenities
- Fantastic open plan ground floor accommodation
- South facing rear garden
- Partially converted garage to a home office
- Short distance to schools and train station



Nearest Schools

Primary Schools: East Preston Junior School 0.7 miles, St Wilfrids Catholic Primary 0.8 miles, Georgian Gardens Community Primary 1.0 miles

Secondary Schools: The Angmering School, 0.4 miles, Chatsmore



Transport Information

Train Stations: Angmering 0.8 miles, Goring-by-Sea 1.7 miles, Durrington-on-Sea 2.6 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/diner: 13'1 x 12'5 (3.99m x 3.79m)

Kitchen: 16'0 x 13'1 (4.88m x 3.99m)

Home office (converted garage): 9'10 x 7'2 (3.00m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'9 (3.99m x 3.28m)

En-suite Shower Room

Bedroom 2: 13'1 x 9'10 (3.99m x 3.00m)

Bedroom 3: 13'1 x 9'0 (3.99m x 2.75m)

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Off Road Parking

Part converted Garage: 12'9 x 9'10 (3.89m x 3.00m)

Call Rustington - 01903 775576 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23708684/20260108/FM/LFOG