





The Thatchway, Angmering, BN16 4HJ

Freehold

Located on the Prestigious Thatchway Private Estate • Plot measuring just under two thirds of an acre • Lower Ground Floor Leisure Suite including Indoor Swimming Pool • Integral Double garage plus a detached double garage • Extensive Gardens and In and Out Driveway • Bifold doors overlooking Impressive Landscape • A rare opportunity to acquire a beautiful home offering exceptional potential to create something truly special. • Short walk directly into the Village and Local Amenities

Cooper Adams

An impressive three-storey detached home offering over 4,500 sq ft of accommodation, set within approximately two-thirds of an acre on a sought-after road in Angmering. The property features a spacious entrance hall with galleried landing, two generous reception rooms, a large kitchen and breakfast area, and a principal bedroom with en-suite. The lower ground floor boasts outstanding leisure facilities, including a 24ft heated indoor swimming pool, changing area, shower room, 35ft snooker room, games room and snug. Several reception rooms open onto a split-level sun terrace overlooking private, lawned gardens, with a small brook along the rear boundary. Additional features include an integral double garage, a detached garage with loft storage and kennels, garden storage and an external WC.

Situated in desirable Angmering, close to local shops, pubs, schools and public transport. Angmering railway station offers direct services to London and the south coast. Arundel, Worthing, the South Downs and the coastline are all within approximately 10 miles.

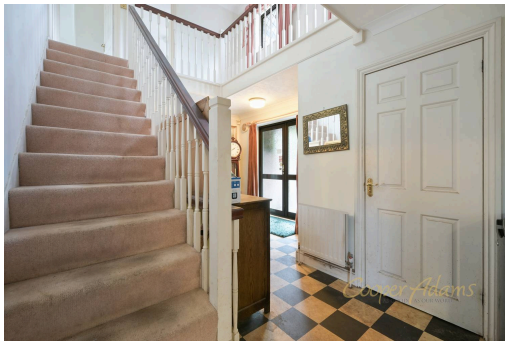






Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to 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.

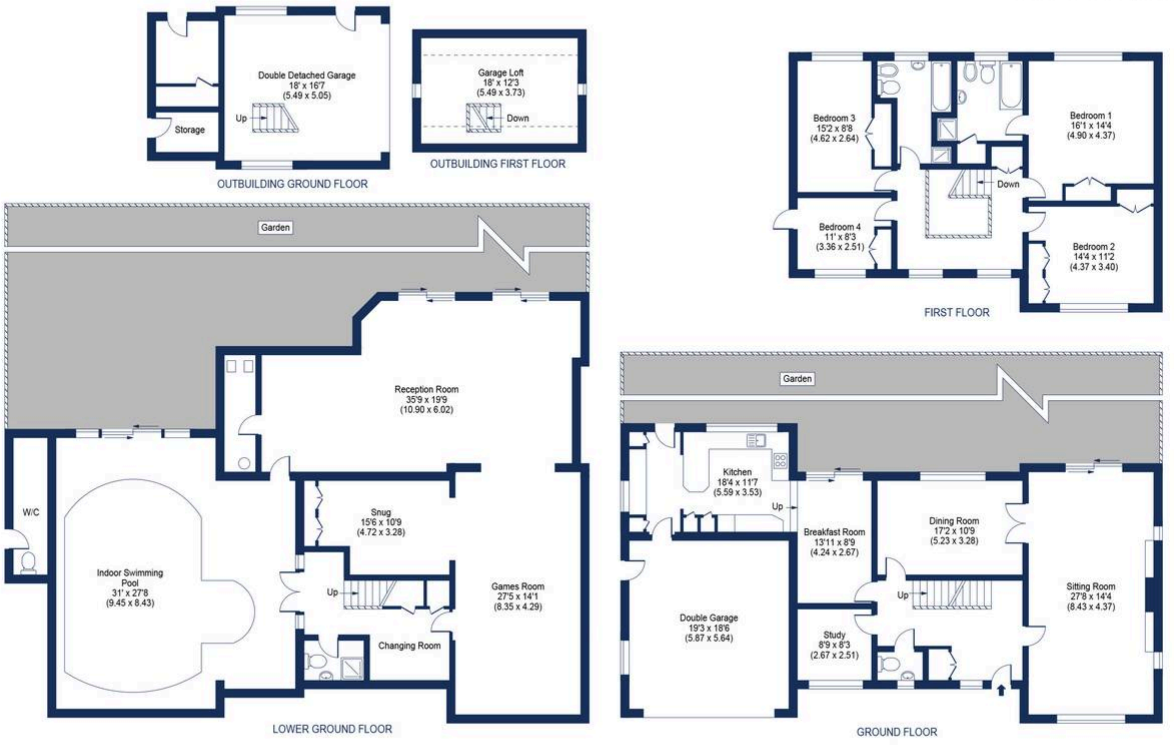






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Approximate Area = 4611 sq ft - 428.42 sq m
Outbuilding = 640 sq ft - 59.44 sq m
W/C = 62 sq ft - 5.76 sq m
Total = 5313 sq ft - 493.59 sq m
For Illustration Purposes Only - Not To Scale



FOR ILLUSTRATION PURPOSES ONLY

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