Cooper Adams
AS GOOD AS OUR WORD

ANGMERING, WEST SUSSEX

Perfect Position

Beautiful character home with two double bedrooms, just minutes from Angmering Village square

Be part of the Village with this stunning two double bedroom character home minutes from Angmerings historic square, enjoy its beautiful southerly aspect garden and abundance of space and fine decor. EER D55 T's & C's apply). Some restrictions apply. Full time working, no smokers, no pets, children considered. Available 30.09.19 Deposit £1326.00. Joint income in excess of £36,800. Further information: http://cooper-adams.com/tenants-information/ Cooper Adams is regulated by the NAEA. We are members of the Propertymark Client Money Protection scheme ref C0010534 as well as the PRS (The Property Redress Scheme).

PROPERTY SUMMARY

Beautiful two bedroom home
865 sq ft (80.48 sq m)
Fantastic central Village location
Two lovely reception rooms
Stunning fitted kitchen and bathroom
Just over 1/2 mile to Angmering school
Approx 100 yards to Angmering village square
Just over a mile to Angmering railway station

The location

The pretty village of Angmering is found just south of the South Downs National Park and is ideally placed for all amenities with a good range of shops, schools, a nearby Health club and Ham Manor golf course. There are various pubs and restaurants close by and the popular beaches at Angmering on Sea, East Preston and Kingston Gorse are within 2 miles. Main shopping facilities are located in Rustington, Worthing and Chichester. Transport is convenient with the local Angmering mainline station serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick airport is about 40 miles away from Angmering. Bus services take you to Chichester, Arundel, Littlehampton, Rustington, Worthing & Shoreham. The trunk roads A27 and A24 are both close to hand.

Internal accommodation

The door to this home sets the tone, it's lovely! Opening to a great hallway which extends into a fantastic dining room, with double doors to the rear garden, plenty of storage and a feature fireplace. The living room is found to the front of the property, overlooks the High Street and also features a stunning cast iron fireplace. At the rear of the property is a great fitted kitchen, leading to a rear lobby with a handy utility cupboard and ground floor WC. To the first floor you'll be treated to two fantastic bedrooms which once again feature gorgeous fireplaces, and a sensational luxury fitted bathroom complimented by a claw footed bath and separate shower.

Outside

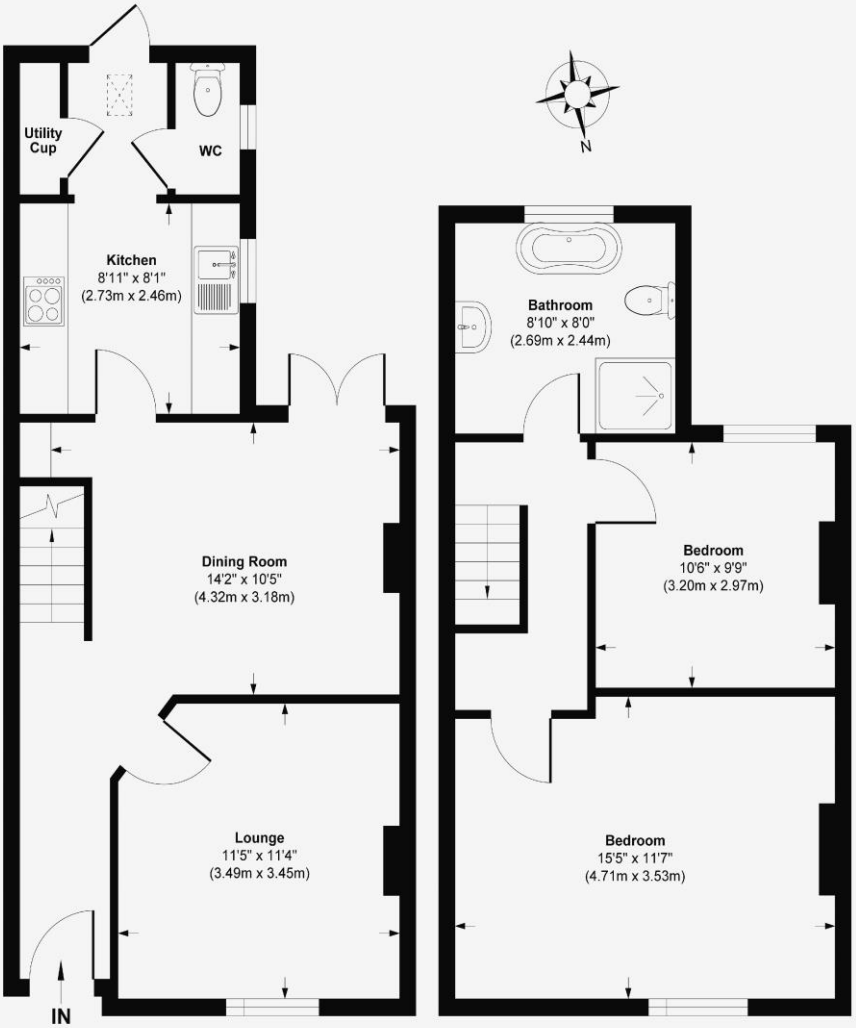
A driveway sits to the front of the property and provides space for two vehicles, with side access leading to a tremendous southerly aspect rear garden, measuring in excess of 100ft (30.48m) and being mainly laid to lawn and enclosed by timber fencing.

Further information

Local authority: Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF Tax Band C £1,652.34 2019/2020 Council tax charges. Tenure: Freehold. The agent may be entitled to referral fees from other services offered to a client including seller, buyer, landlord or tenant including but not only the following services: Conveyancing, Mortgage/Financial advice, EPCs, Surveys etc.

Transport

Transport is convenient with the local Angmering mainline station approximately 1 mile away from the property serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick airport is about 40 miles away from Angmering. Under half a mile you will also find bus stops, offering services to Shoreham by Sea, Lancing, Worthing, Littlehampton, Arundel.



Ground Floor
Approximate Floor Area
461 sq. ft
(42.88 sq. m)

First Floor
Approximate Floor Area
404 sq. ft
(37.60 sq. m)

Approx. Gross Internal Floor Area 865 sq. ft / 80.48 sq. m

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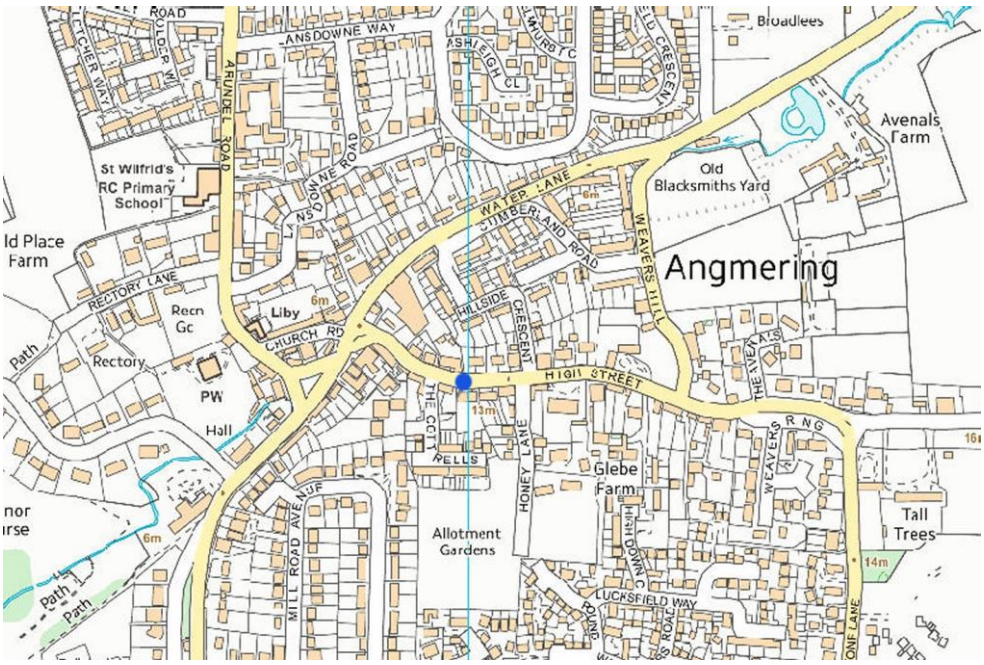

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TO VIEW THIS PROPERTY
Book online 24/7 or call the office

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