





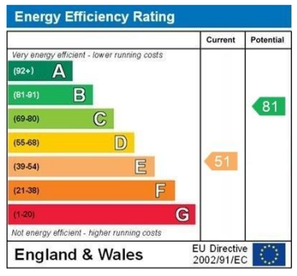






## Book a Viewing

**Call: 01243 861344**
**Email: Sales@ClarkesEstates.co.uk**
**27 Sudley Road, Bognor Regis, PO21 1EW**




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# Clarkes

*Service you deserve. People you trust.*

**Asking Price**

**£700,000**

**Freehold**

**Appletree Cottage, Station Road, Angmering, Littlehampton, BN16 4HY**







**http://www.clarkesestates.co.uk** **01243 861344**



- **3 Bedrooms**
- **1 Bedroom Detached Studio**
- **2 Reception Rooms**
- **2 Bathrooms**
- **Carport & Plenty of Parking**
- **New Boiler Fitted 2024**






**Porch** - 1.48m x 1.08m (4'10" x 3'6")

**Lounge & Dining Room** - 7.55m x 4.25m (24'9" x 13'11")

**Downstair Bathroom** - 2.99m x 1.89m (9'9" x 6'2")

**Kitchen Breakfast room** - 5.45m x 3m (17'10" x 9'10")

**Garden Room** - 4.4m x 4.4m (14'5" x 14'5")

**Main Bedroom** - 4.13m x 3.43m (13'6" x 11'3")

**Upstairs Bedroom** - 3.7m x 3.24m (12'1" x 10'7")
(At widest point - see floorplan)

**Upstairs Bedroom** - 3.54m x 2.27m (11'7" x 7'5") (Max dimensions, see floor plan)

**Upstairs Bathroom** - 2.5m x 1.78m (8'2" x 5'10")

**Separate Studio / Bedroom** - 4.17m x 2.88m (13'8" x 9'5")

**Studio Shower Room** - 1.66m x 1.5m (5'5" x 4'11")

**Store/ Laundry** - 2.88m x 1.5m (9'5" x 4'11")

**Agent Note:** We hereby provide formal disclosure that the seller is related to a staff member that works at Clarkes Estate Agents.

## What the agent says...

A delightful 3 bedroom detached cottage with a separate 4th bedroom housed in a additional detached building with its own bathroom.

Located on Station Road it lies just 620 metres from the village centre, 810 meters to the Angmering train station and only 950 meters to the Sainsburys Super-Store.

The property is very well presented and has several traditional features such as massive window seats, Sussex latch doors, an open-tread stair case and exposed ceiling beams. Internally, the accommodation comprises: Entrance porch with cloak cupboard, a very large and open plan lounge and dining room, a downstairs bathrooms with both a shower quadrant and a bath, a very large kitchen sporting a round breakfast bar, and a garden / snug room to the rear that open out on to the courtyard patio and is somehow the social-hub of the household.

Upstairs is the main bedroom with a truly massive wardrobe, two further bedrooms (both doubles but do have skeilings) and a further shower room. Furthermore, across the courtyard in what was once a detached garage, is another bedroom or studio with its own bathroom and walk-in wardrobe. A 'store' at remains at the front of this building which is used by the seller as a laundry room. It makes a perfect room for adults that need a little separation from those in the main house and is ideal as a hobby room or home office.

Outside, the front area is enclosed by tall fencing at the sides, and a wall with railings in the front with two iron gates for easy parking.

A car port located to the side keeps the weather off of the main car space, and makes a dry place to unpack shopping.

The rear garden is beautifully presented and is a whopping 22m x 8m (approx). Thoughtfully laid out it has a patio areas for the BBQ, shed, lawn and lots of ornate trees, plants and shrubs and hidden areas. The lamp post and bench add that special 'Narnia' touch and confirm this as a gardeners paradise.

## Material Information

**Council Tax:** Arun District Council - Band E
**Property Type:** Purpose Built
**Property Construction:** Standard
**Electricity, Water, Drainage Supply:** Mains
**Heating:** Gas
**Parking:** Private Driveway and Carport
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 23/10/2024 information from the Ofcom Website shows:

| **Broadband** | **Availability** | **Max Down** | **Max Up** |
|---|---|---|---|
| Standard | ✓ | 16 mbps | 1 mbps |
| Superfast | ✓ | 205 mbps | 31 mbps |
| Ultrafast | X | N/A | N/A |

| **Mobile** | **Indoor** | | **Outdoor** | |
|---|---|---|---|---|
| | **Voice** | **Data** | **Voice** | **Data** |
| EE | Likely | Likely | Likely | Likely |
| Three | Limited | Limited | Likely | Likely |
| O2 | Limited | Limited | Likely | Likely |
| Vodafone | Limited | Limited | Likely | Likely |



