

16a Lansdowne Road, Angmering BN16 4JX

£625,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

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- **Versatile Detached Chalet**
- **Feature South Facing Rear Garden**
- **3/4 Bedrooms**
- **3 En-suite/Jack & Jill Bath/Shower Rooms**
- **Viewing Recommended**
- **Spacious Lounge/Dining Room**
- **Private Drive & Garage**
- **Council Tax Band 'G'**
- **EPC Rating 'C'**







Nestled in one of Angmering's most sought after and established roads, this impressive detached chalet-style house offers an outstanding opportunity to acquire a versatile family home, coming to market for the very first time since it was built in the 1990's. Offering approximately 1,600 square feet of flexible living accommodation, the property is ideal for families, down-sizers, or anyone seeking comfort, privacy, and convenience in the heart of a thriving village.

Generously proportioned throughout, the house boasts three/four bedrooms, ensuring ample space for family and guests. Three bedrooms benefit from direct access to a well-appointed en suite Jack and Jill bath or shower room, providing privacy and convenience for all occupants.

The home's layout is intelligently designed for modern living, complemented by a wonderful established and private south-facing rear garden, perfect for relaxing or entertaining in the sunshine. The garden offers a tranquil retreat, while the private drive provides off-road parking for several vehicles - ideal for hosting friends and family. A good-sized garage with a practical roll-up electric door adds even further convenience and secure storage.

The property enjoys a prime position in the centre of Angmering village, with local shops and amenities just a short stroll away. For leisure and recreation, the prestigious Ham Manor Golf Club is nearby, offering excellent facilities for golf enthusiasts. The village sits on the outskirts of the South Downs National Park, providing endless opportunities to enjoy scenic walks, countryside activities, and the natural beauty of the area.

Combining a sought-after location, generous accommodation, and easy access to both village life and countryside pursuits, this delightful home is a rare find. Arrange a viewing today to fully appreciate all that this exceptional property has to offer.

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Total area: approx. 165.7 sq. metres (1783.4 sq. feet)

GROUND FLOOR

SPACIOUS ENTRANCE HALL

LOUNGE/DINING ROOM
26' x 15' 2" (max) (7.92m x 4.62m)

KITCHEN
14' x 9' 9" (4.27m x 2.97m)

UTILITY ROOM
10' 9" x 4' 9" (3.28m x 1.45m)

LOGGIA

BEDROOM THREE
13' x 10' 10" (3.96m x 3.3m)

ENSUITE/JACK & JILL SHOWER W/C

FIRST FLOOR

MASTER BEDROOM
414' x 13' 8" (126.19m x 4.17m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO
11' 8" x 10' 7" (3.56m x 3.23m)

ENSUITE/JACK & JILL BATHROOM/WC

BEDROOM FOUR/OFFICE
9' 0" x 6' 0" (2.74m x 1.83m)

OUTSIDE

PRIVATE DRIVE

GARAGE
18' x 10' 2" (5.49m x 3.1m)

SOUTH FACING REAR GARDEN
54' x 50 (max)' (16.46m x 15.24m)



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01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ
sales@hawkemetcalfe.co.uk
www.hawkemetcalfe.co.uk







