



## Swallows Gate, Angmering, BN16 4QG

Leasehold

A modern two bedroom semi-detached property • Shared ownership (50% share) • Rent PCM £471.31 • Allocated parking • Large rear garden • Quiet location close to lovely walks • Walking distance to shops, cafes, schools and amenities • For more information, please visit the Cooper Adams Website

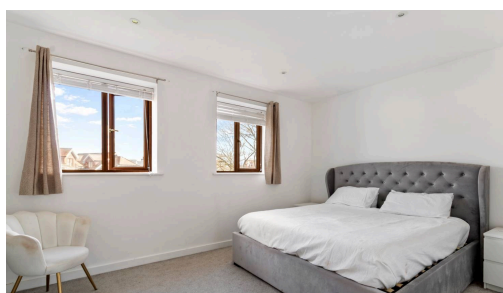
*Cooper Adams*

PLEASE NOTE- YOU MUST LIVE IN OR HAVE WORKED FOR 5 YEARS IN THE ARUN DISTRICT Welcome to this contemporary shared ownership property (50% share). A spacious entrance hall leads into a modern kitchen/breakfast room, fitted with a breakfast bar and integrated appliances, and opening onto a family living area with a media wall and convenient under-stairs storage. A downstairs cloakroom completes the ground floor, and underfloor heating extends throughout for added comfort. Upstairs, there are two well-proportioned double bedrooms, one with a full range of fitted wardrobes, alongside a contemporary family bathroom. The property has a modern finish throughout. Outside, the home features a generous south-east facing wrap-around garden with a patio area for entertaining and a newly installed, sizable shed for additional storage. Located within walking distance of local shops, schools, cafés, and other amenities.

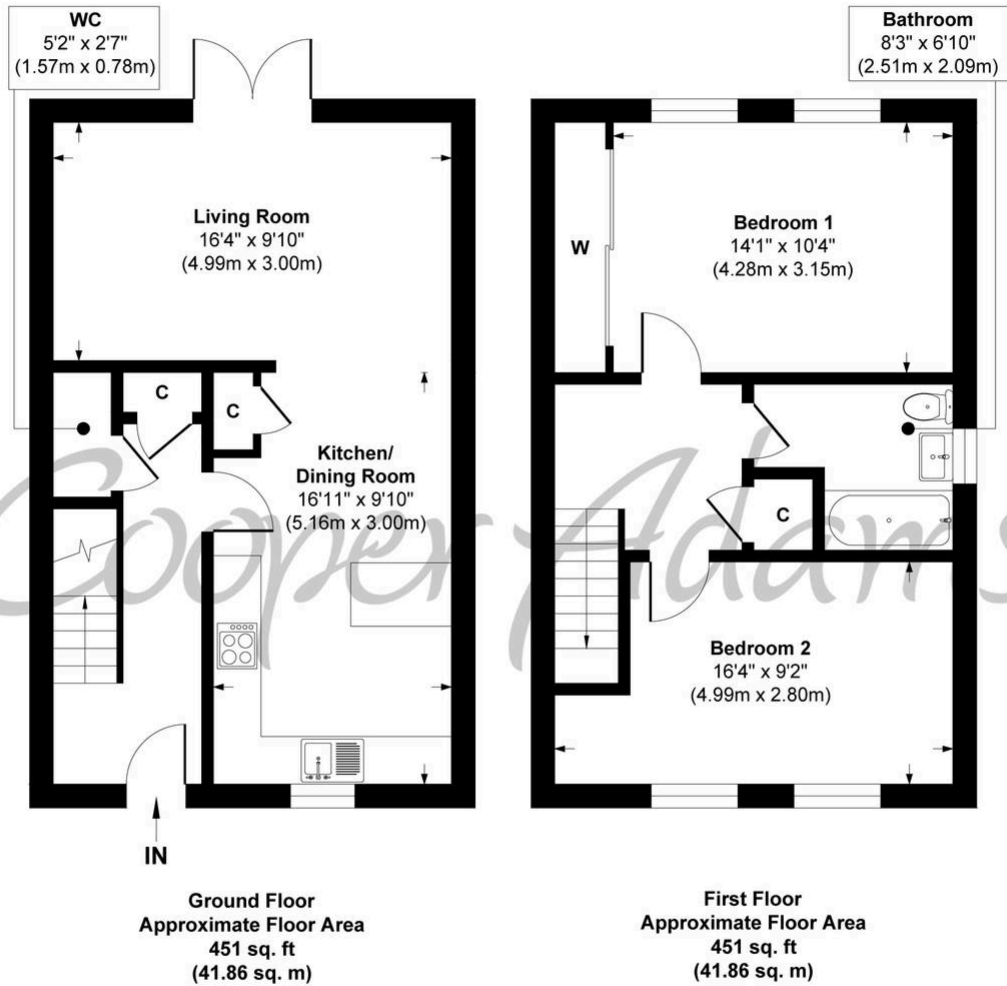
<https://angmeringclt.org.uk/shared-ownership-2/>



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. 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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**Approx. Gross Internal Floor Area 902 sq. ft / 83.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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