

## Pound Way, Angmering, BN16 4GZ

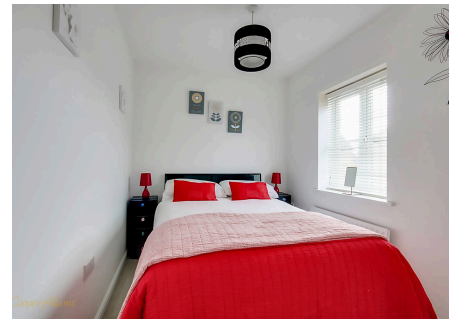
### Freehold

- An immaculate detached three bedroom house • Modern kitchen/breakfast room • Family bathroom and en-suite to main bedroom • Large single garage • Pretty west facing garden • Walking distance to Angmering village, shops, cafes and schools
- For more information visit the [Cooper Adams website](#)

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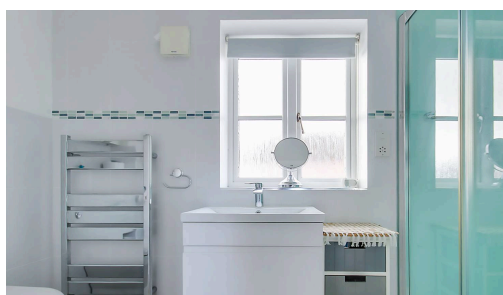
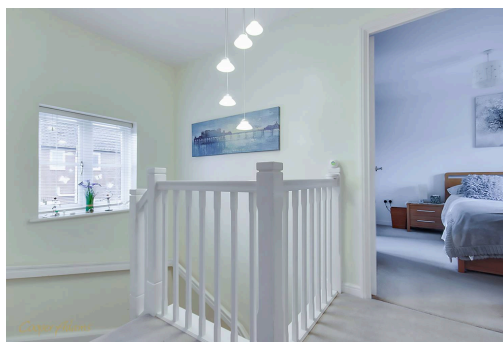


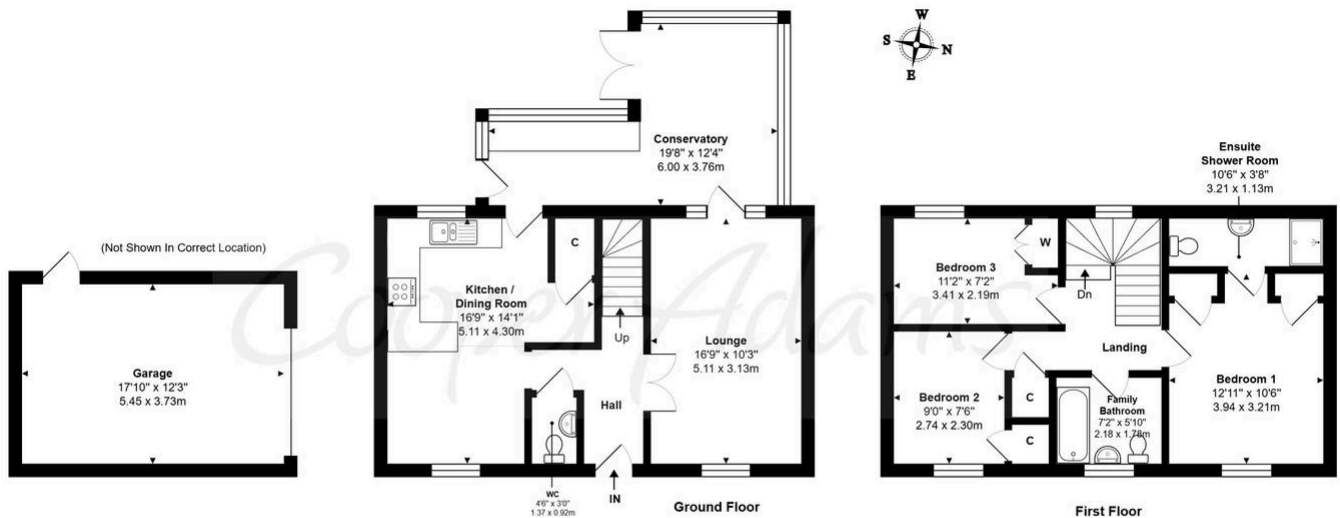
Located in an exceptionally quiet cul-de-sac, this beautifully presented detached house offers bright, spacious living throughout. The welcoming entrance hall leads to a comfortable sitting room, which opens into a large conservatory with doors out to the attractive west-facing garden. The modern kitchen/breakfast room features ample storage, quality integrated appliances, and a water softener, with a convenient cloakroom WC completing the ground floor. Upstairs, the main bedroom benefits from extensive fitted wardrobes and a stylish en-suite shower room. Bedroom two is a double with fitted storage, while bedroom three is a well-proportioned single, also with fitted wardrobes. A beautifully maintained family bathroom serves this floor. Outside, the pretty west-facing garden is fully enclosed, with mature borders and a lovely decking area, perfect for relaxing or entertaining. Side access leads to the front, where you'll find a large single garage, parking for one vehicle in front of the garage, plus an additional space directly outside the house. Set within a charming and quiet cul-de-sac, the property is within easy walking distance of Angmering village, offering shops, cafés, and the train station.



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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Total Approx. Floor Area 1371 ft<sup>2</sup> ... 127.4 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025



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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