

Sage Place, Angmering, BN16 4PZ

Freehold

Four bedroom semi-detached house • Located on the private Cresswell Park development • Modern kitchen with open-plan living/dining room • Three bathrooms (two en-suite) • Offered Chain free • Garage and driveway plus visitor parking • NHBC warranty remaining • For more information visit the Cooper Adams website

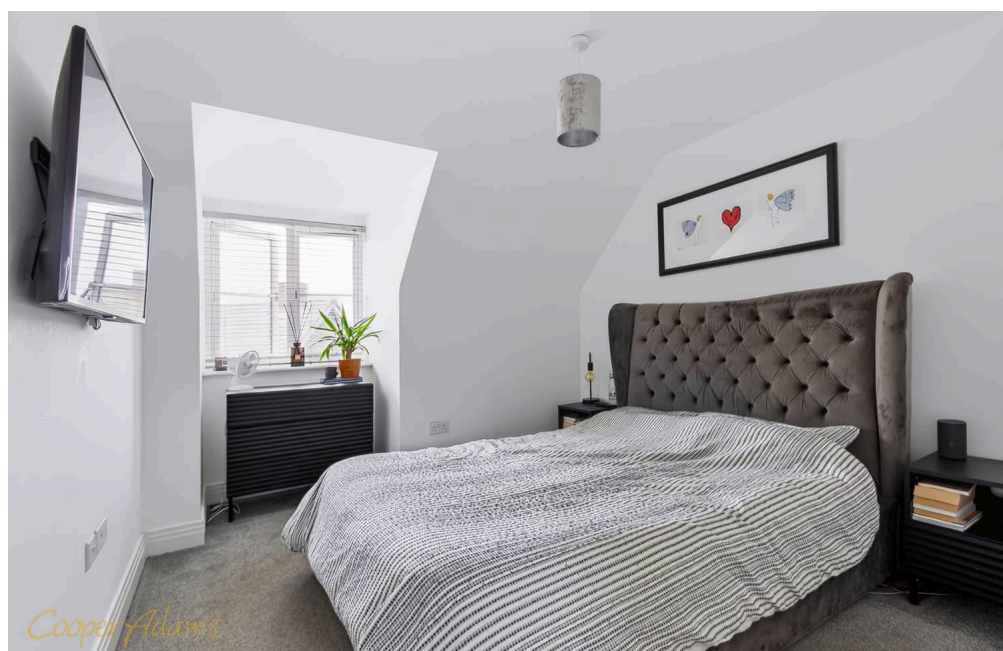
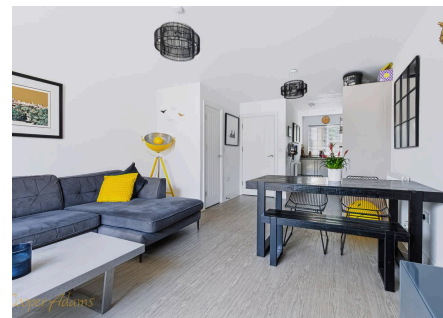
Cooper Adams

Located on the sought-after Cresswell Park development in Angmering and built by prestigious CALA Homes six years ago, this four-bedroom semi-detached townhouse offers spacious, versatile accommodation across three floors, ideal for modern family living, with the remainder of its NHBC warranty.

The property enjoys a prime position close to open green space, a children's play area, and a public footpath leading to the popular Spotted Cow pub, perfect for countryside walks.

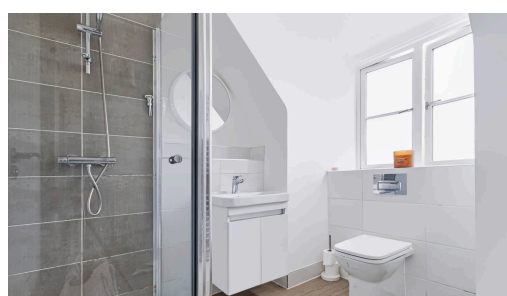
The ground floor features an entrance hall, cloakroom/WC, fitted kitchen, and an open-plan living/dining room with French doors to the rear garden. The first floor offers three bedrooms and a family bathroom, while the second floor is dedicated to the main bedroom with fitted wardrobes and an en-suite shower room.

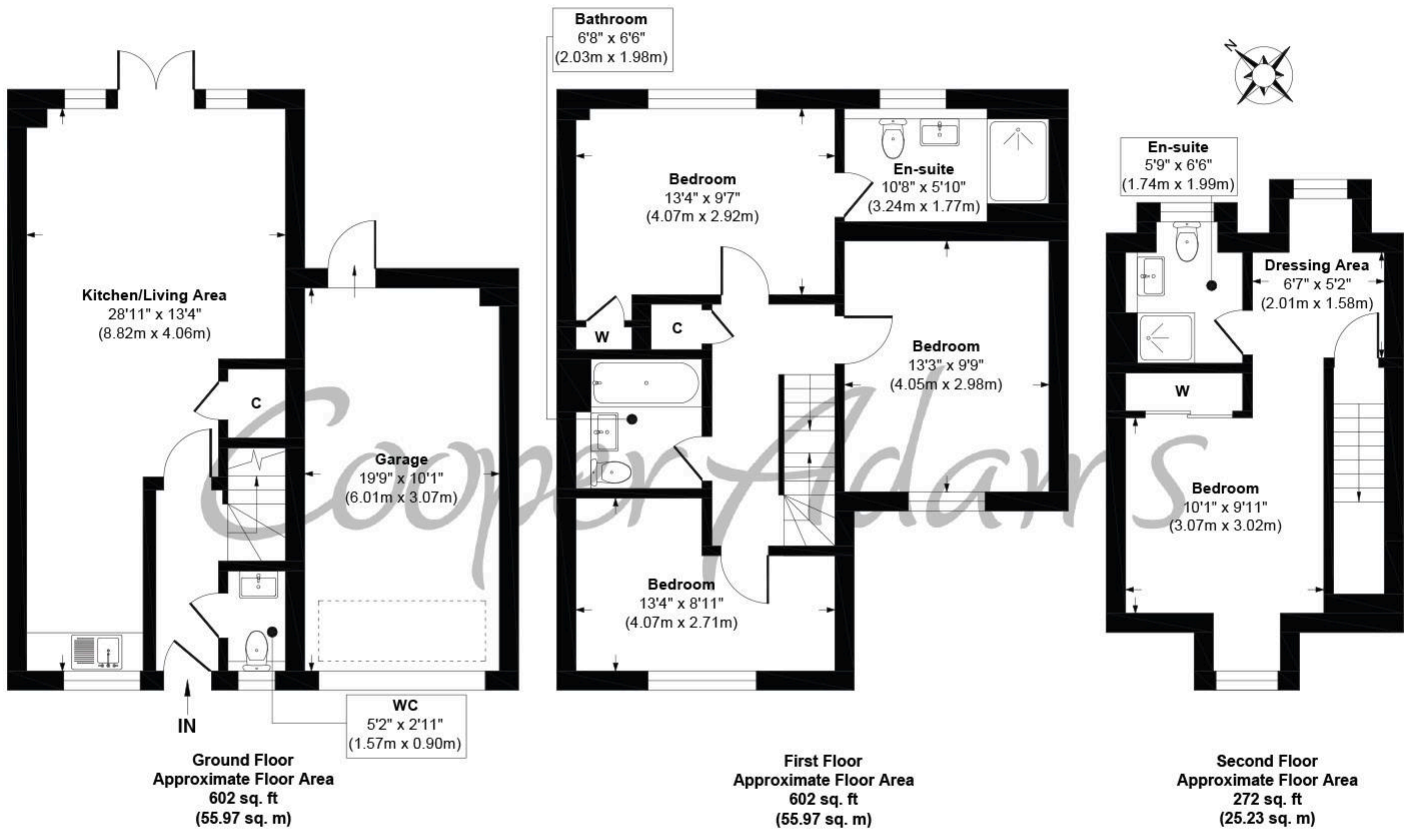
Outside, the low-maintenance rear garden includes a generous patio for outdoor dining and entertaining, plus an area of artificial lawn. To the front, there is a private driveway leading to a garage with useful storage, along with ample visitor parking.



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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Approx. Gross Internal Floor Area 1476 sq. ft / 137.17 sq. m

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

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