



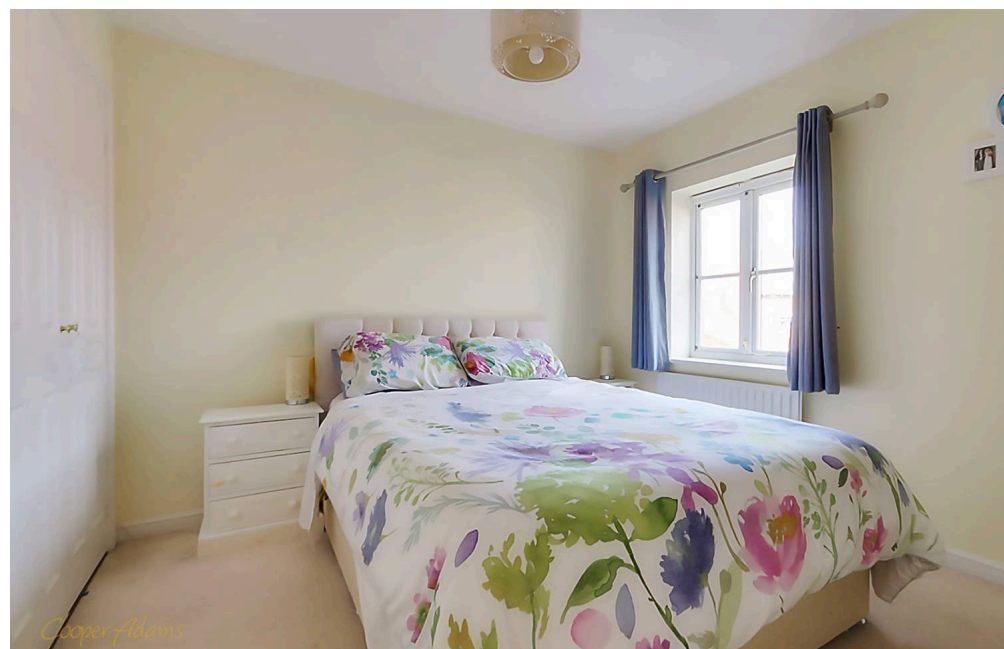
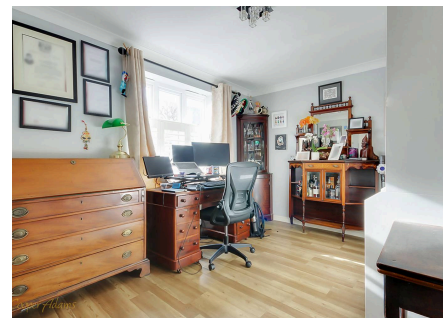
Nursery Road, Angmering, BN16 4FH

£450,000 Freehold

A four bedroom detached family house • Spacious sitting room • Good size dining room/study • Two bathrooms • Double garage and carport with parking for three cars • Within walking distance to shops, schools, cafes and all amenities • For more information visit the [cooper Adams website](http://www.cooperadams.co.uk)

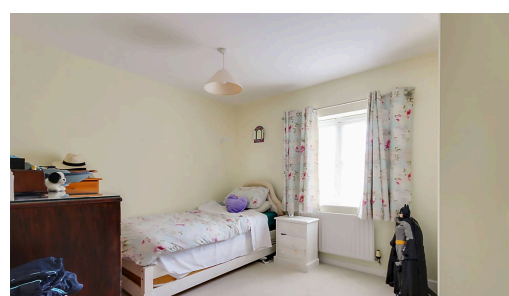
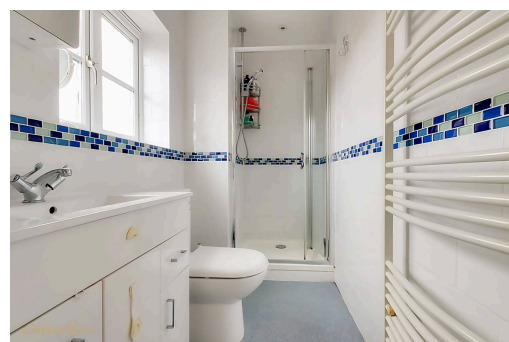
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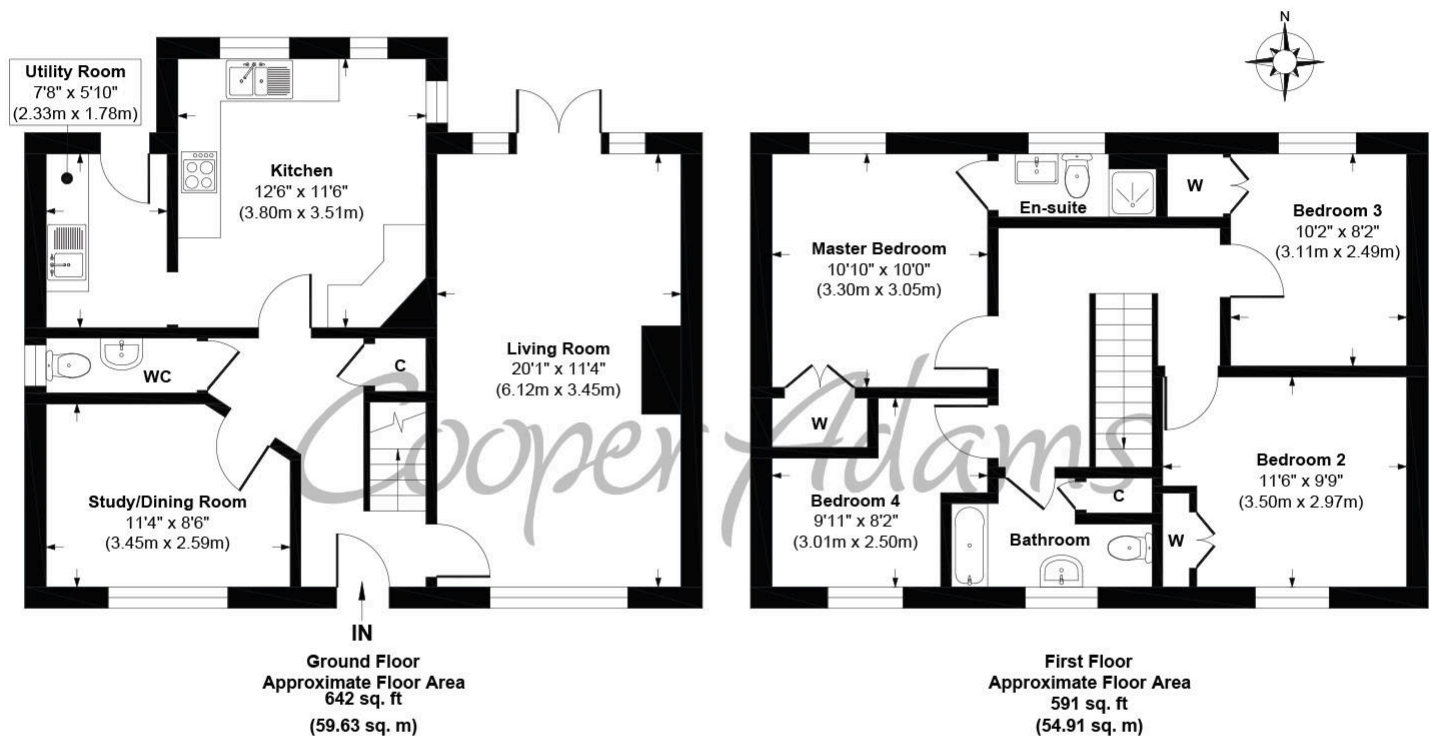
A four-bedroom semi-detached family home offering generous and versatile living space, ideal for modern family life and entertaining. A welcoming entrance hall leads through to a spacious sitting room where double doors open onto the garden, creating a seamless connection between indoor and outdoor living. A well-proportioned dining room/study offers flexibility for home working or family meals, while the fully fitted kitchen/breakfast room forms the heart of the home. A separate utility room and cloakroom complete the ground floor. Upstairs, a bright and spacious landing leads to the principal bedroom with fitted wardrobes, two further double bedrooms also with fitted wardrobes, and a fourth single bedroom, ideal as a child's room, nursery or home office. Outside, the enclosed garden provides a private and inviting space to unwind, perfect for summer barbecues, outdoor dining, and family play. The patio area is ideal for entertaining, while side access leads conveniently to the front of the property. The garden also benefits from direct access to the double garage and car port, offering excellent practicality without compromising on outdoor enjoyment.



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





Nursery Road, Angmering, BN16 4FH
Approx. Gross Internal Floor Area 1233 sq. ft / 114.54 sq. m

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

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