



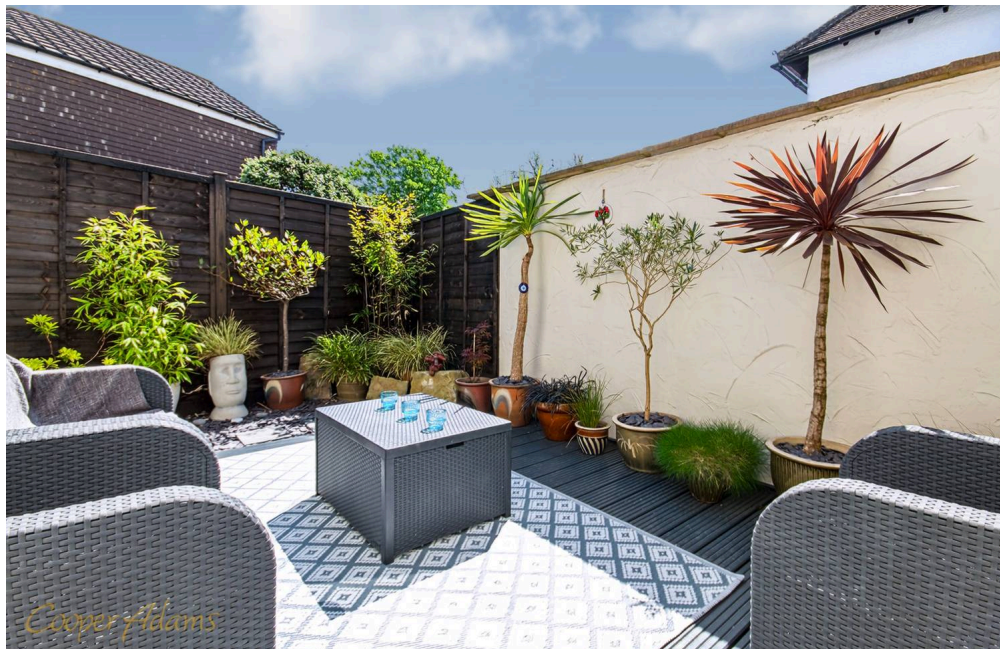
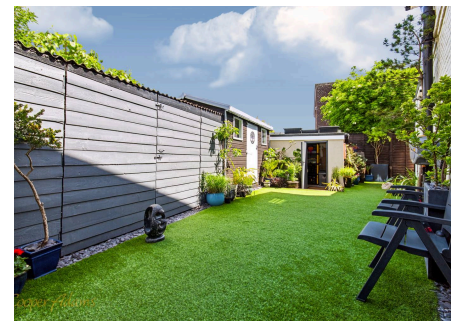
## Hillside Crescent, Angmering, BN16 4AA

Freehold

Immaculate three bedroom semi-detached house originally built in 1930's • Extensively revamped kitchen and bathroom • Located in a quiet residential road • Just a few minutes walk to Angmering village • Garden office fully insulated with power and lighting • South east garden • Garage/workshop and driveway for three cars • For more information visit the Cooper Adams website

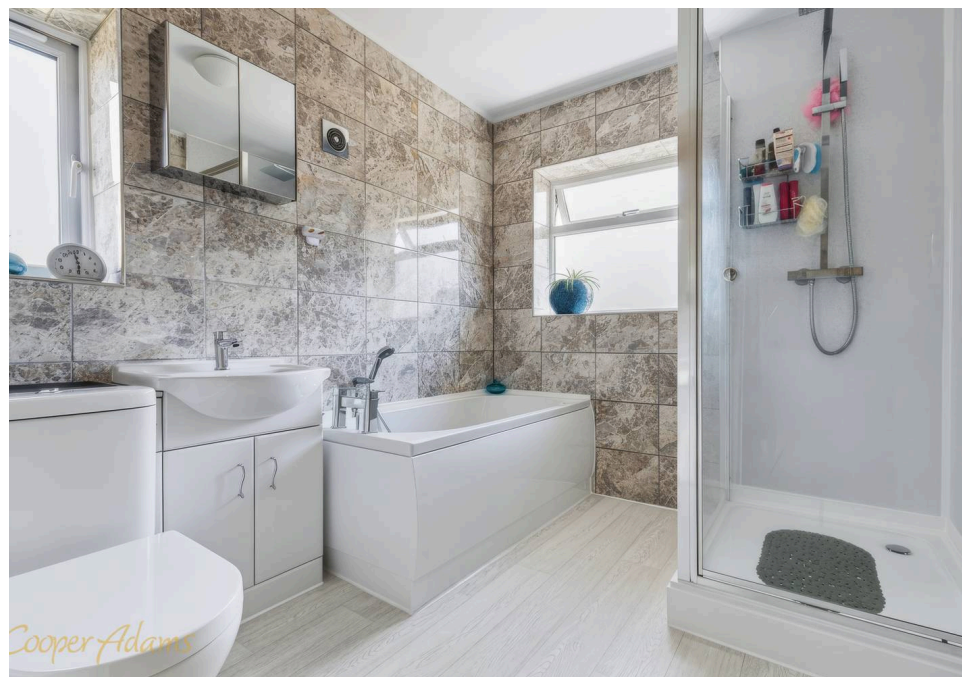
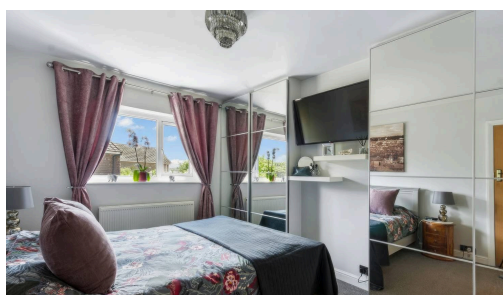
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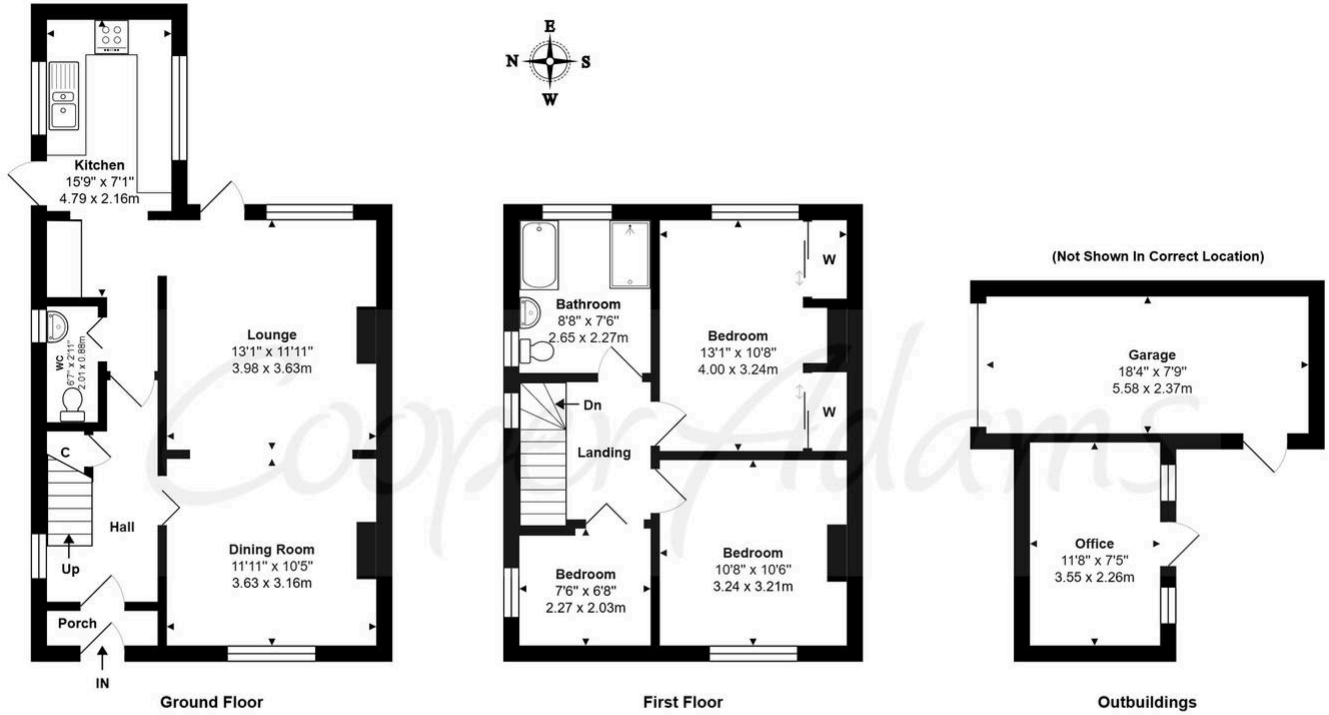
This three-bedroom home, built in the 1930's is beautifully presented throughout with excellent attention to detail. The property includes a practical porch with shoe storage and coat rail, a hallway with under-stairs storage, and a bright dual-aspect dining/sitting room featuring a log burner, log storage, and a door opening onto the garden. There is also a significantly updated kitchen, cloakroom, utility area, and side access to the garden. Upstairs, the main bedroom overlooks the sunny south-east facing rear garden and benefits from fitted wardrobes. Bedroom two is a comfortable double, while bedroom three is an ideal single bedroom, guest room, or home office. The extensively revamped family bathroom includes both a bath and separate shower. Outside, the south-east facing rear garden offers a sunny decking area ideal for relaxing and entertaining. A side garden provides access to the detached garage/workshop, insulated garden room with power and lighting, and a separate storage shed. The plot has dual access: to the front, a driveway providing off-road parking for three vehicles, and to the side of the home a gate that leads to Highfield Close which is also where you access the garage. The property is ideally situated within walking distance of Angmering village centre, local schools, cafes



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 Area: 1215 ft<sup>2</sup> ... 112.9 m<sup>2</sup> (Includes Garage & Office)

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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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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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