



Delfont Grove, Angmering, BN16 4QJ

Freehold

A modern three bedroom detached house • Principal bedroom with en-suite and wall length fitted wardrobes • Large garden with patio • Spacious kitchen/dining room with bifold doors on to the garden • Located in a quiet cul-de-sac • Driveway two cars and visitor parking • For more information please visit the Cooper Adams Website

Cooper Adams

Tucked away in a peaceful cul-de-sac on a private road, this modern three-bedroom detached home offers privacy, comfort, and contemporary living in an attractive setting.

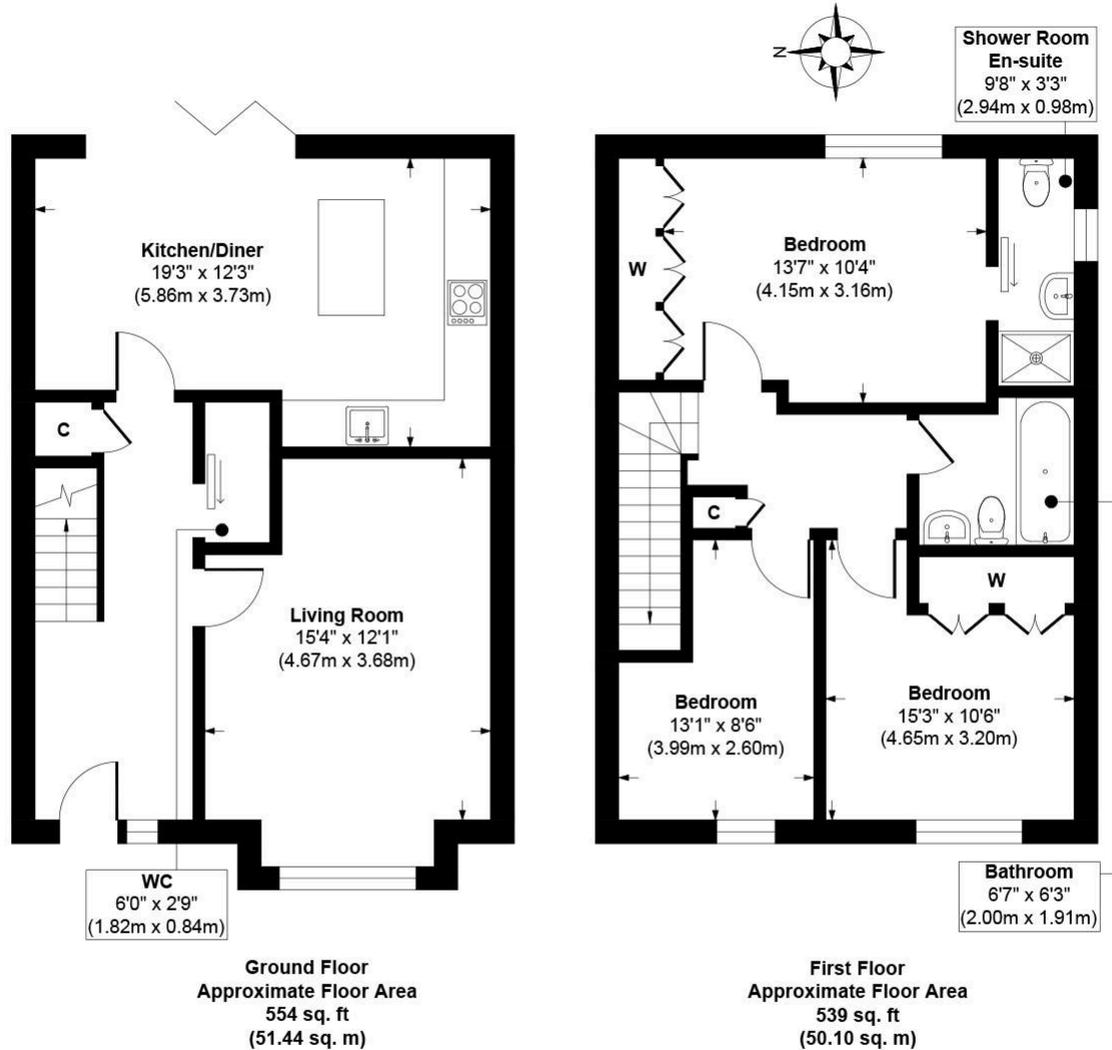
The property is entered via a spacious and welcoming entrance hall, setting the tone for the well-presented accommodation throughout. A convenient cloakroom is located off the hall. The sitting room provides a comfortable and inviting space for relaxation or entertaining. To the rear of the property is a generous kitchen/dining room, thoughtfully designed for modern living and social occasions, featuring bifold doors that open onto the garden and patio area, allowing for seamless indoor-outdoor living. The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and wall-length fitted wardrobes, providing excellent storage. The remaining two bedrooms are served by a modern family bathroom. Externally, the property enjoys a large rear garden with a patio area, ideal for al fresco dining. A private driveway provides parking for two vehicles, complemented by additional 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.





Delfont Grove, Angmering, BN16 4QJ
Approx. Gross Internal Floor Area 1093 sq. ft / 101.54 sq. m

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

Copyright © Cooper Adams



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. 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.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

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

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com