



Ham Manor Farm Cottages West Drive, Angmering, BN16 4JF

Freehold

A picturesque four bedroom semi-detached cottage • Superb open-plan spacious kitchen/diner/family room • Main bedroom with ensuite shower room • Good size west facing garden • Located on the private Ham Manor Estate • For more information visit the [Cooper Adams website](#)

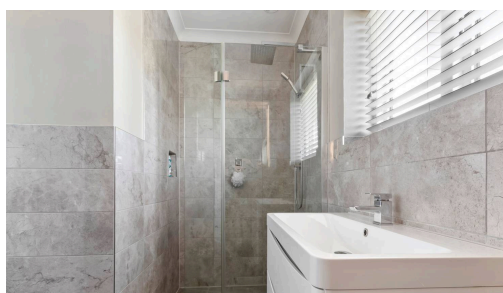
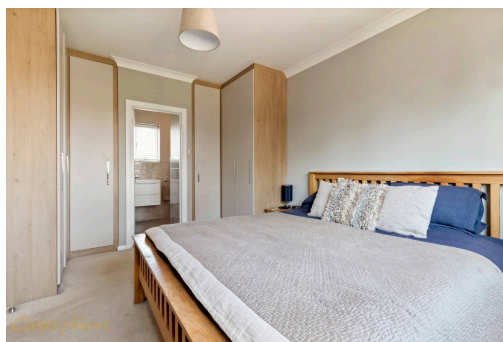
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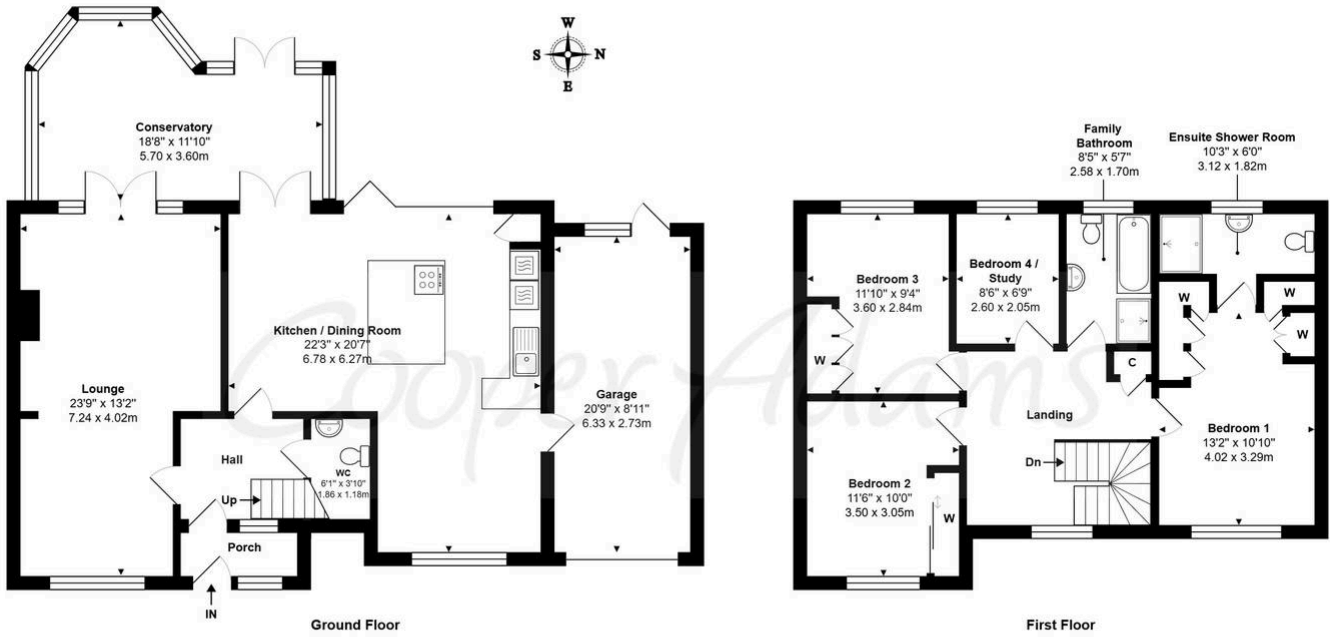
A really charming four-bedroom semi-detached cottage, tucked away within the private Ham Manor estate. The ground floor feels both spacious with a generous entrance hall and cloakroom, and a bright sitting room, with doors opening into the conservatory. To the rear, the standout feature is the large open-plan kitchen, dining and family space, designed for everyday living as much as entertaining. It's fully fitted with integrated appliances, arranged around a breakfast bar, and opens out to the garden through bi-fold doors. The conservatory adds a further versatile sitting area. Upstairs, the layout continues to feel well thought out, with a large landing that easily accommodates a study area. The principal bedroom is a comfortable double with fitted wardrobes and a recently updated en-suite shower room. Two further double bedrooms also benefit from fitted wardrobes, alongside a fourth single room currently set up as a home office. The family bathroom is modern, with both a bath and separate shower. Outside, there's an integral single garage with access from the kitchen, and a driveway providing parking for up to three cars. The garden is private and well established, with a large decked seating area, a covered hot tub section, and a good expanse of lawn framed by mature planting.



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 and warranties. Buyers must request these before offering.





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Total Area: 1901 ft² ... 176.7 m²

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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