



William Olders Road, Angmering, BN16 4FD

Freehold

Immaculate three bedroom detached family home • Master bedroom with en-suite shower room • Two generous reception rooms • Good size westerly facing rear garden • Walking distance to Angmering village, shops, pubs, schools and amenities •

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*Cooper Adams*

This beautifully presented three-bedroom detached family home combines modern living with peaceful surroundings, offering both comfort and versatility. Nestled in a sought-after location, it features a delightful westerly-facing rear garden, perfect for enjoying sunny afternoons and outdoor entertaining.

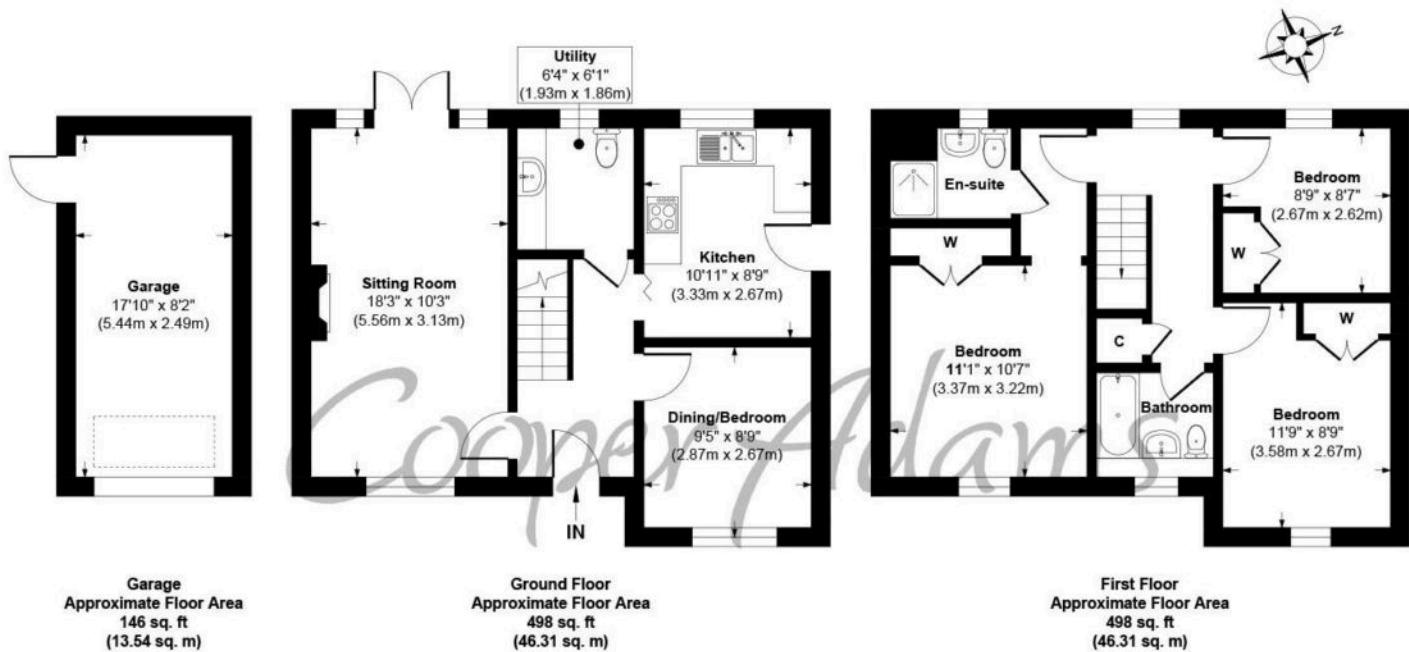
Step into the spacious entrance hall and discover a thoughtfully designed layout that includes a fully fitted kitchen with views over the garden, a formal dining room ideal for hosting, and a generous sitting room with double doors leading directly to the garden. A separate utility room with a convenient WC completes the ground floor. Upstairs, the well-appointed master bedroom benefits from fitted wardrobes and an en-suite shower room. Two further bedrooms, one double with fitted wardrobes and a comfortable single are served by a contemporary family bathroom. Outside, there is a driveway for two vehicles and a single garage, adding to the home's practicality. Located within walking distance of charming Angmering village, the property is ideally positioned for access to local shops, pubs, schools, and everyday amenities. The west facing rear garden further enhances this home's appeal, offering a serene space for relaxation and recreation.



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.





**William Olders Way, Angmering, BN16 4FD**  
**Approx. Gross Internal Floor Area 1142 sq. ft / 106.16 sq. m**

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

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