



## Ashleigh Close, Angmering, BN16 4BX

Freehold

Delightful two double bedroom semi-detached bungalow • Located in a quiet cul-de-sac • Low maintenance garden • Driveway and garage • Generous corner plot • Walking distance to shops, cafés, schools and amenities • For more information visit the Cooper Adams website

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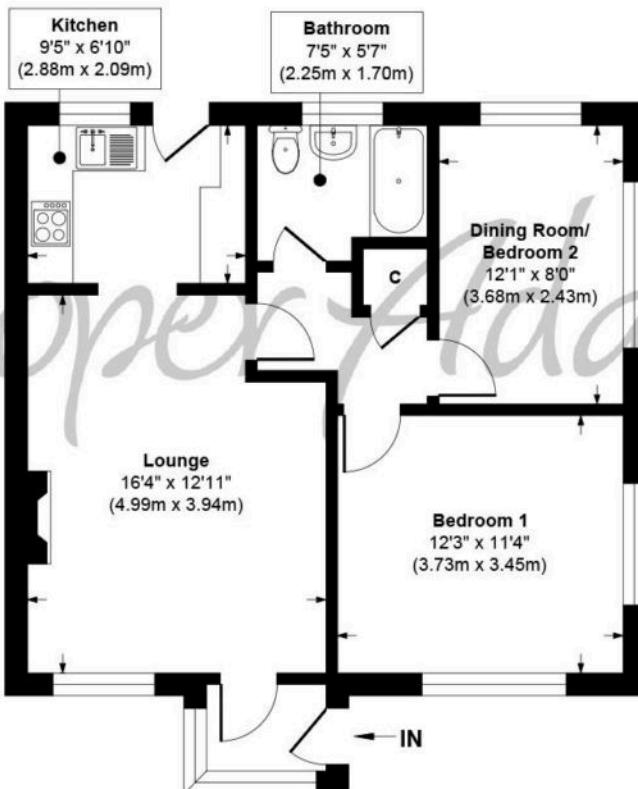
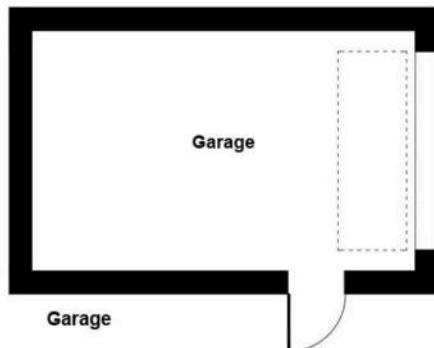
This charming and well-presented two double bedroom semi-detached bungalow offers relaxed and comfortable living, ideal for those looking to retire, downsize or enjoy single-level accommodation. A welcoming entrance hall leads through to a bright and spacious sitting/dining room, perfect for everyday living and entertaining, alongside a well-appointed kitchen, bathroom and two double bedrooms. The property is maintained in good order throughout and occupies a generous plot, with a low-maintenance garden ideal for enjoying outdoor time without the upkeep. Additional benefits include a single garage and driveway providing off-road parking for two vehicles. Peacefully tucked away in a highly sought-after cul-de-sac, the bungalow enjoys a convenient yet tranquil setting within easy walking distance of shops, cafés, schools and local amenities.

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.



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.





Approximate Floor Area  
634 sq. ft  
(58.87 sq. m)

**Approx. Gross Internal Floor Area 634 sq. ft / 58.87 sq. m**

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

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