



## Roman Avenue, Angmering, BN16 4GH

Freehold

Immaculate four bedroom family home • Kitchen/breakfast room • Three reception rooms • Spacious ground floor • Generous corner plot • Garage and off street parking for three cars • Located within walking distance to shops, cafes, schools and all amenities • For more information visit the Cooper Adams website

*Cooper Adams*

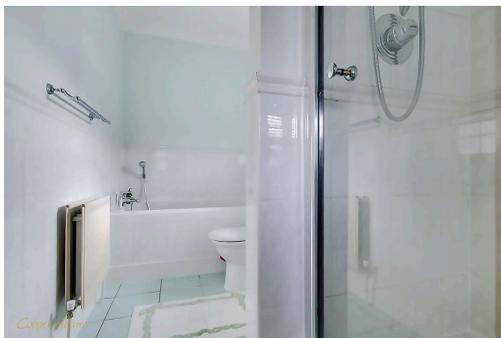
An immaculate four-bedroom family home offering exceptionally generous ground floor accommodation, first time available since new. The welcoming, well-proportioned entrance hall leads to a study/music room, formal dining room, and a comfortable sitting room with fireplace and double doors opening onto the garden. The fully fitted kitchen/breakfast room overlooks the garden, creating an ideal space for everyday family living, complemented by a utility room with side access and internal access to the garage.

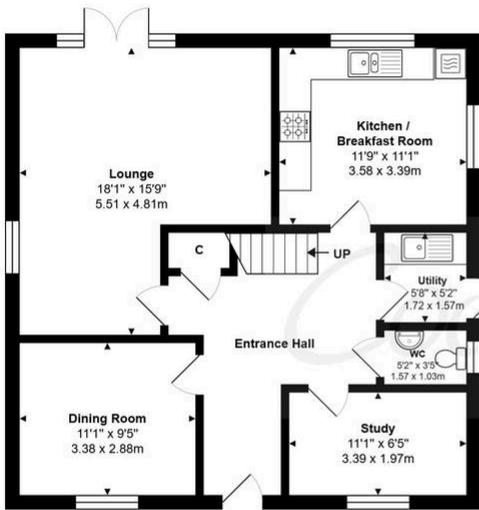
Upstairs, the landing leads to the main bedroom with fitted wardrobes and an en-suite bathroom featuring a separate bath and shower. Bedroom two is a double with fitted wardrobes, bedroom three is a further double, and bedroom four is a single room. A well-appointed family bathroom and large airing cupboard provide additional convenience and storage. Outside, the private, beautifully maintained garden with patio area is perfect for outdoor entertaining, with gated access to the garage and parking for three cars. The landscaped front garden and generous corner plot enhance the sense of privacy in this quiet and highly desirable location.



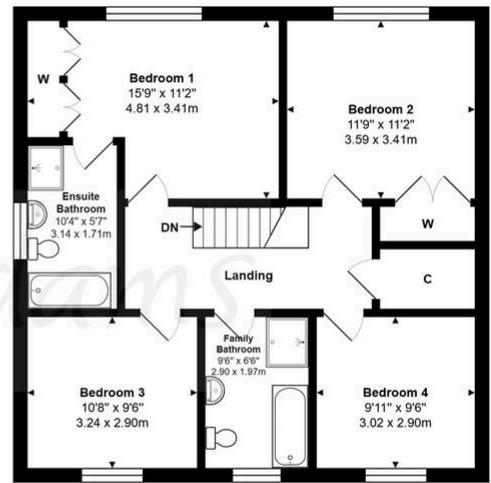
Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to 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.





Ground Floor



First Floor

Total Area: 1762 ft<sup>2</sup> ... 163.7 m<sup>2</sup> (Includes Garage)

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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