



Watson Grove, Angmering, BN16 4PF

Freehold

CHAIN FREE • Immaculate detached four bedroom family house • Stunning kitchen/breakfast room with Silestone worktop • EPC Rating B • Good sized double aspect sitting room • Located on the popular Swanbourne Park Estate • Garage and driveway for two cars • Incredibly energy efficient home with solar panels • EV charging point on Driveway • For more information visit the [Cooper Adams website](#)

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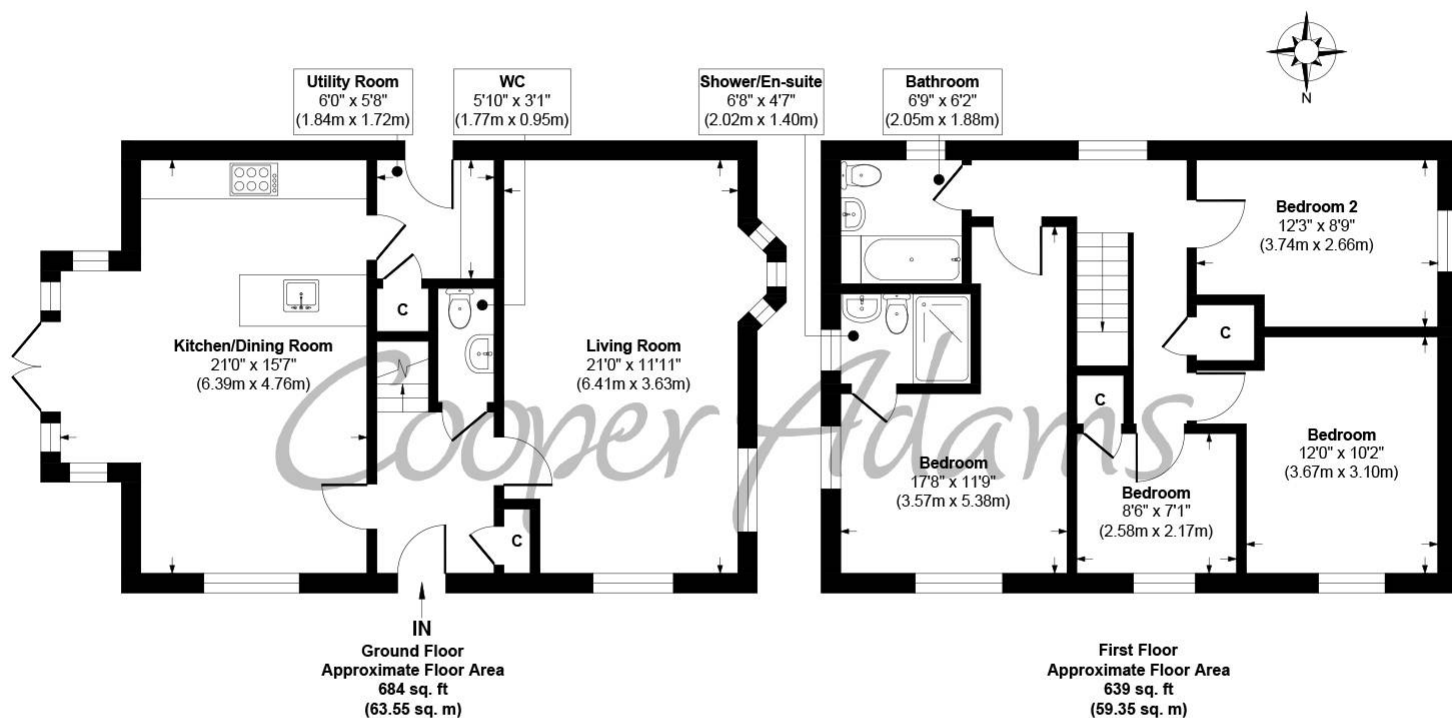
Offered for sale with vacant possession and no onward chain, this beautifully presented four-bedroom detached home offers an excellent opportunity for buyers seeking a straightforward move. The spacious accommodation includes a bright dual-aspect sitting room, a stunning kitchen/breakfast room with Silestone worktops and breakfast bar, a separate utility room, cloakroom and four well-proportioned bedrooms, including a principal suite with en-suite shower room. Outside, the landscaped east-facing rear garden provides an attractive space to relax, while the single garage, private driveway for two vehicles with EV charging point and solar panels add practicality and energy efficiency. Enjoying excellent kerb appeal and located in one of Angmering's most desirable locations, this is a superb family home combining stylish living with modern, eco-conscious features.



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.



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Approx. Gross Internal Floor Area 1323 sq. ft / 122.90 sq. m

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

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