



Acacia Crescent, Angmering, BN16 4QA

Freehold

Impressive modern five bedroom family house • Good sized kitchen/breakfast room with utility • Triple aspect sitting room • Principal bedroom with dressing area and en-suite • Impressive and flexible accommodation over three floors • Larger than average wrap around garden • Double garage and driveway • Views over the green

*Cooper Adams*

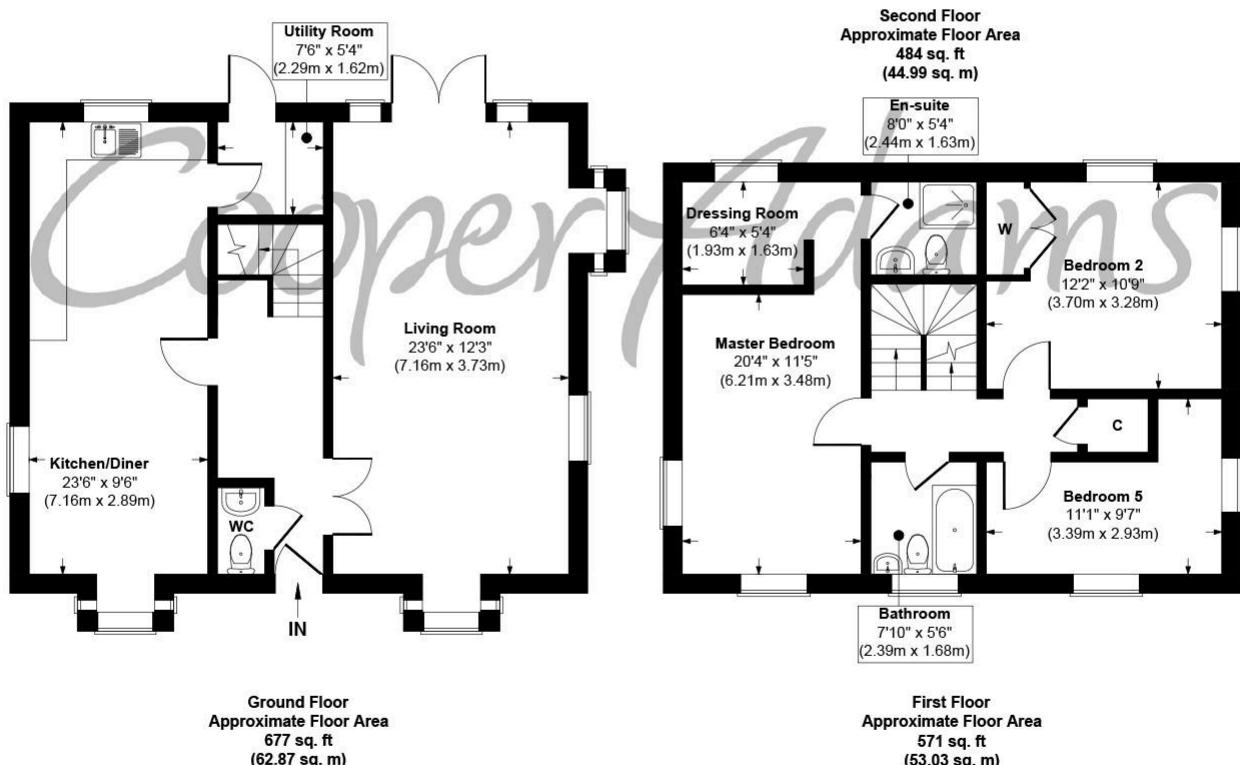
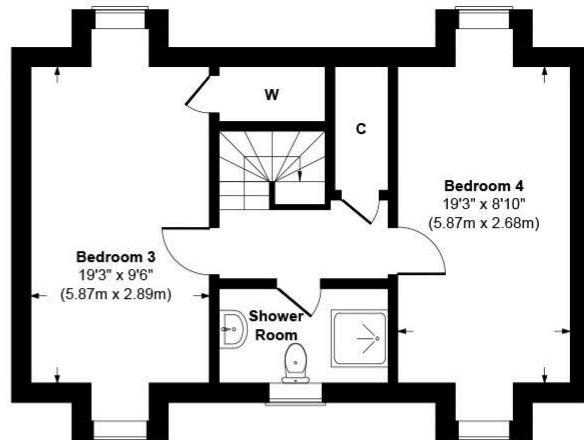
Set within the highly sought-after Cresswell Park private estate, this exceptional five-bedroom detached residence is presented in immaculate condition and offers elegant, light-filled accommodation arranged over three floors. A welcoming entrance hall leads to a cloakroom and opens into a stunning triple-aspect sitting room, flooded with natural light and featuring doors that open seamlessly onto the garden. The heart of the home is the expansive kitchen/breakfast room, perfectly designed for modern family life, complemented by a separate utility room with direct garden access. The first floor hosts an impressive principal suite with a dressing area, a luxurious en-suite shower room, and a triple-aspect outlook offering delightful views over the green. Also on this level is a second double bedroom with fitted wardrobes, a third bedroom ideal as a home office or guest room, and a beautifully appointed family bathroom. The second floor provides two further substantial double bedrooms, a separate shower room, and excellent storage. Outside, the property enjoys a generous wrap-around garden with thoughtfully arranged seating areas, allowing the sun to be enjoyed throughout the day. A double garage and private driveway complete this outstanding family home.



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





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### Approx. Gross Internal Floor Area 1732 sq. ft / 160.89 sq. m

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

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