



Baker Way, Angmering, BN16 4PR

Freehold

Immaculate modern semi-detached house • Three bedrooms (currently used as four) • Large open plan kitchen/diner/living room • Off road parking for two cars • Offered in excellent order throughout • South facing garden • Located close to shops, schools, cafes and all amenities • For more information visit the Cooper Adams website

Cooper Adams

An immaculately presented and stylish modern three bedroom semi-detached family home, ideally situated within easy reach of local shops, the train station, cafés and a wide range of everyday amenities.

The property welcomes you with an entrance hall leading to a convenient WC/utility room and an impressive fully fitted kitchen/dining and family space. This beautifully designed open-plan area provides a bright and expansive setting, perfect for both everyday family living and entertaining. To the first floor, the accommodation comprises a generous principal bedroom with fitted wardrobes, a well-proportioned second double bedroom, a third single bedroom ideal as a nursery or home office, and a contemporary family bathroom. Externally, the property enjoys a fantastic south-facing rear garden, offering a wonderful outdoor space to relax or entertain. The garden also benefits from a versatile cabin/home office complete with power and lighting.

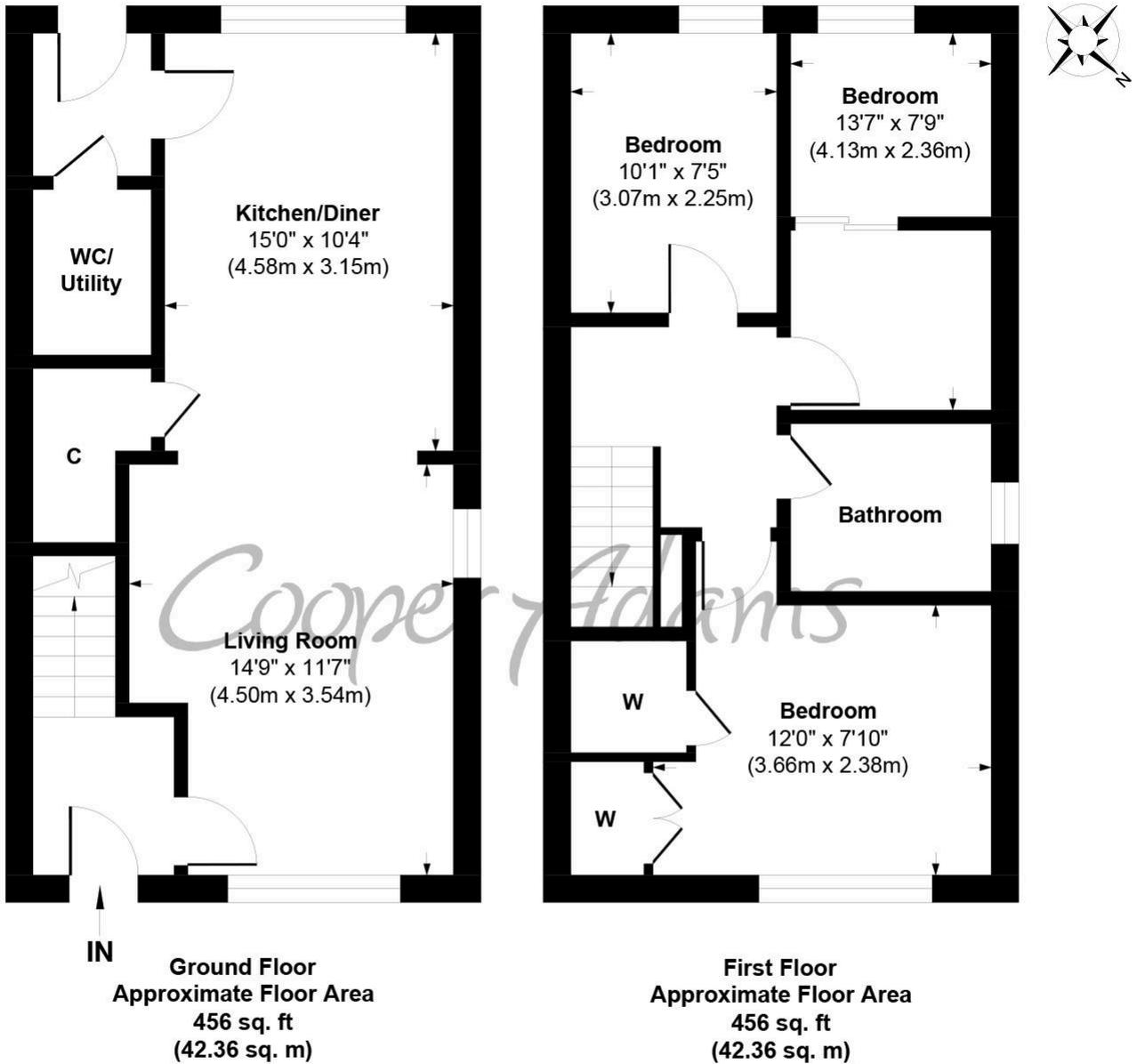
To the front of the property there are two off-street parking spaces.



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.





Baker Way, Angmering, BN16 4PR
Approx. Gross Internal Floor Area 912 sq. ft / 84.72 sq. m

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

Copyright © Cooper Adams



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.