



Apt 27, Water Lane, Angmering, BN16 4TQ

Leasehold

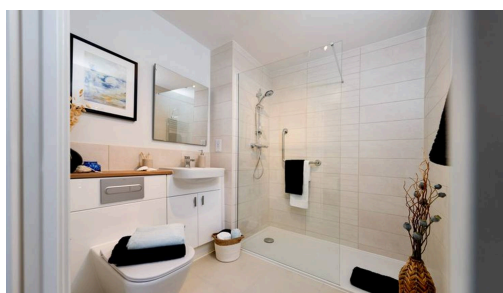
BRAND NEW one-bedroom retirement apartment • Built by McCarthy & Stone • Located in the HEART of Angmering village • Walking distance to shops, cafes and public transport • Apartments to encourage independent living • Parking spaces available to purchase • Tailored shared facilities within the building, including a communal lounge and hotel style suite for visitors • Manager on-site during office hours to help keep everything running smoothly

Cooper Adams

Oakleaf Place is a new retirement development in the centre of Angmering Village, anticipated for completion towards the end of 2026. Located directly on the village square, the development is just steps from local cafés, shops, everyday amenities and public transport links, making it easy to stay connected to village life without needing to travel far. Comprising just 35 beautifully appointed apartments, this intimate development creates a warm and welcoming environment for the over 55s. A selection of one and two bedroom apartments are available across both the ground and first floors, including the spacious two bedroom ground floor apartment currently being marketed. Residents will benefit from a dedicated on-site manager during office hours, ensuring the development is maintained to the highest standards and providing day-to-day support when needed. A modern homeowners' lounge offers the perfect setting for socialising, hosting events or simply relaxing with neighbours, while the beautifully landscaped communal gardens are professionally maintained for residents to enjoy all year round.

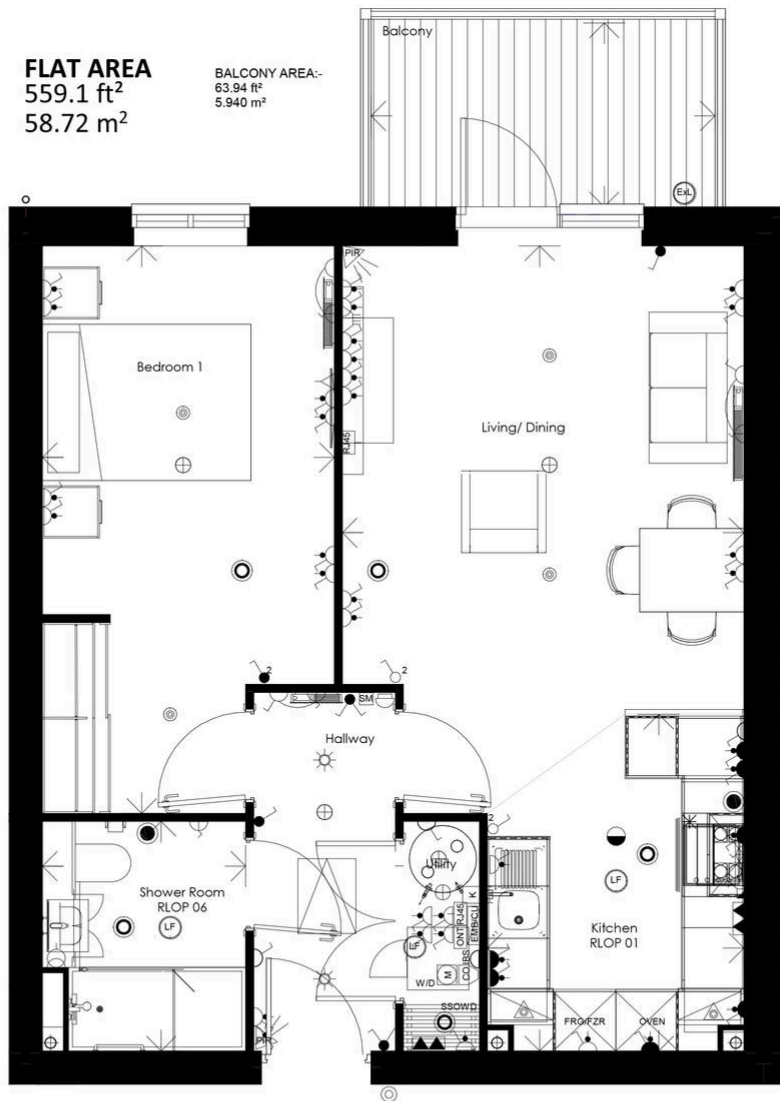


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.



FLAT AREA
559.1 ft²
58.72 m²

BALCONY AREA:-
63.94 ft²
5.940 m²



SALES APARTMENT 27

LIVING	5891mm	x 3853mm	19' - 3"	x 12' - 6 1/2"
KITCHEN (TYPE RLOP 01)	3275mm	x 2460mm	10' - 7"	x 8' - 1"
SHOWER ROOM (TYPE 6)	2200mm	x 1950mm	7' - 2 1/2"	x 6' - 5"
BEDROOM (Including wardrobe and door swing space)	5441mm	x 2801mm	17' - 8 1/2"	x 9' - 2"
BALCONY	3300mm	x 1800mm	10' - 8"	x 5' - 9"

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to print.



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