



## Water Lane, Angmering

### Leasehold

BRAND NEW two-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 guest suite for visitors • Manager on-site during office hours to help keep everything running smoothly

*Cooper Adams*

Discover a new chapter of relaxed and rewarding living at this exclusive retirement development in the heart of Angmering Village- Oakleaf Place, anticipated for completion towards the end of 2026. Perfectly positioned within easy reach of local shops, cafés and public transport links, this thoughtfully designed community offers convenience, comfort and independence in equal measure.

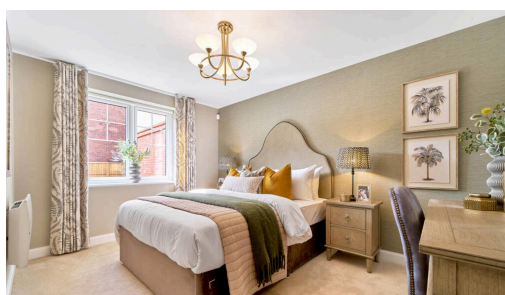
Comprising just 35 beautifully appointed apartments, this intimate development creates a warm and welcoming environment for the over 55s. A selection of one and two bedroom apartments are available across both the ground and first floors, including the spacious two bedroom ground floor apartment currently being marketed.

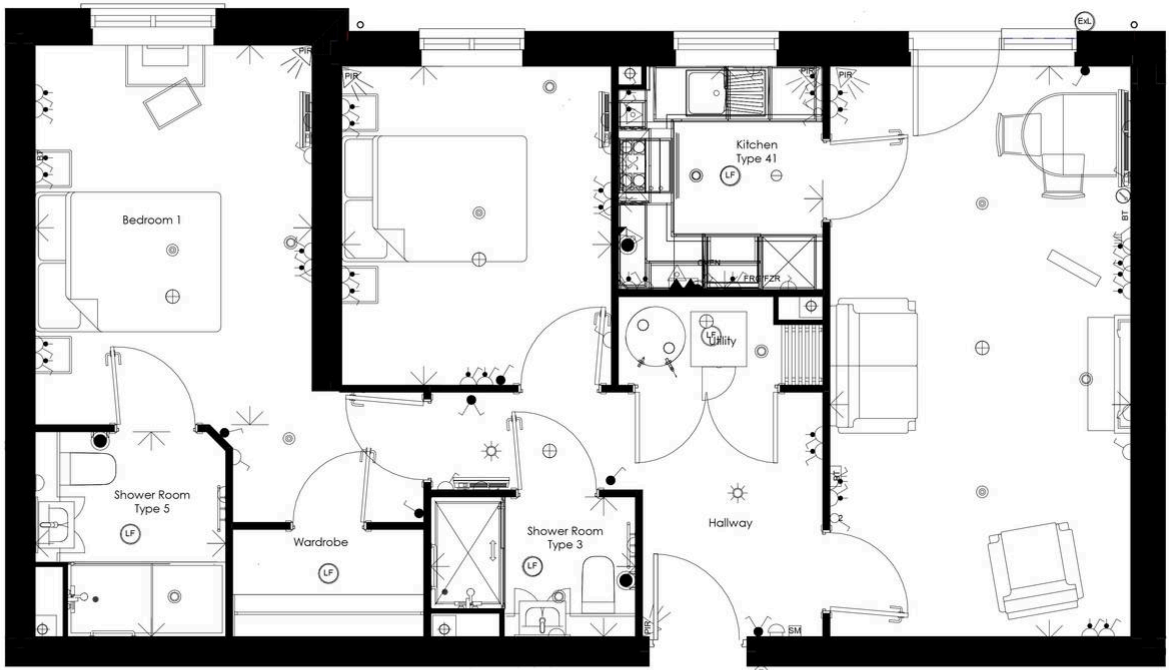
Designed for modern retirement living, each apartment combines stylish interiors with energy-efficient features and low-maintenance living, allowing homeowners to enjoy a stress-free lifestyle with complete peace of mind.

Residents will benefit from a dedicated on-site manager during office hours, ensuring the development is maintained to the highest standards and providing



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**  
 785.1 ft<sup>2</sup>  
 72.94 m<sup>2</sup>  
 Measured to finished  
 plasterboard faces  
 disregarding inner walls

LIVING	6130mm	x 3235mm	20' - 1"	x 10' - 7"
KITCHEN (TYPE 41)	2400mm	x 2200 mm	7' - 10"	x 7' - 3"
SHOWER ROOM (TYPE 5)	2050mm	x 2200mm	6' - 9"	x 7' - 3"
SHOWER ROOM (TYPE 3)	1500mm	x 2200mm	4' - 11"	x 7' - 3"
BEDROOM 1	4078mm	x 2980mm	13' - 4"	x 9' - 9"
BEDROOM 2	3460mm	x 2900mm	11' - 4"	x 9' - 6"

**SALES APARTMENT 3**

**MCCARTHY STONE**  
*Life, well lived*

**KSA** The people  
 orientated  
 placemakers.

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