



## Grooms Close, Angmering, BN16 4FA

Freehold

A four bedroom detached family house • Lovely views of the green • Two reception rooms • Garage and parking for two vehicles • Newly landscaped garden • Walking distance to Angmering village, shops, pubs and schools • For more information visit the Cooper Adams website

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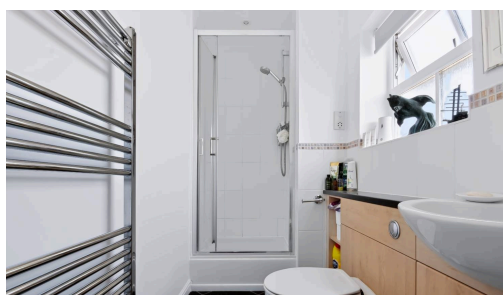


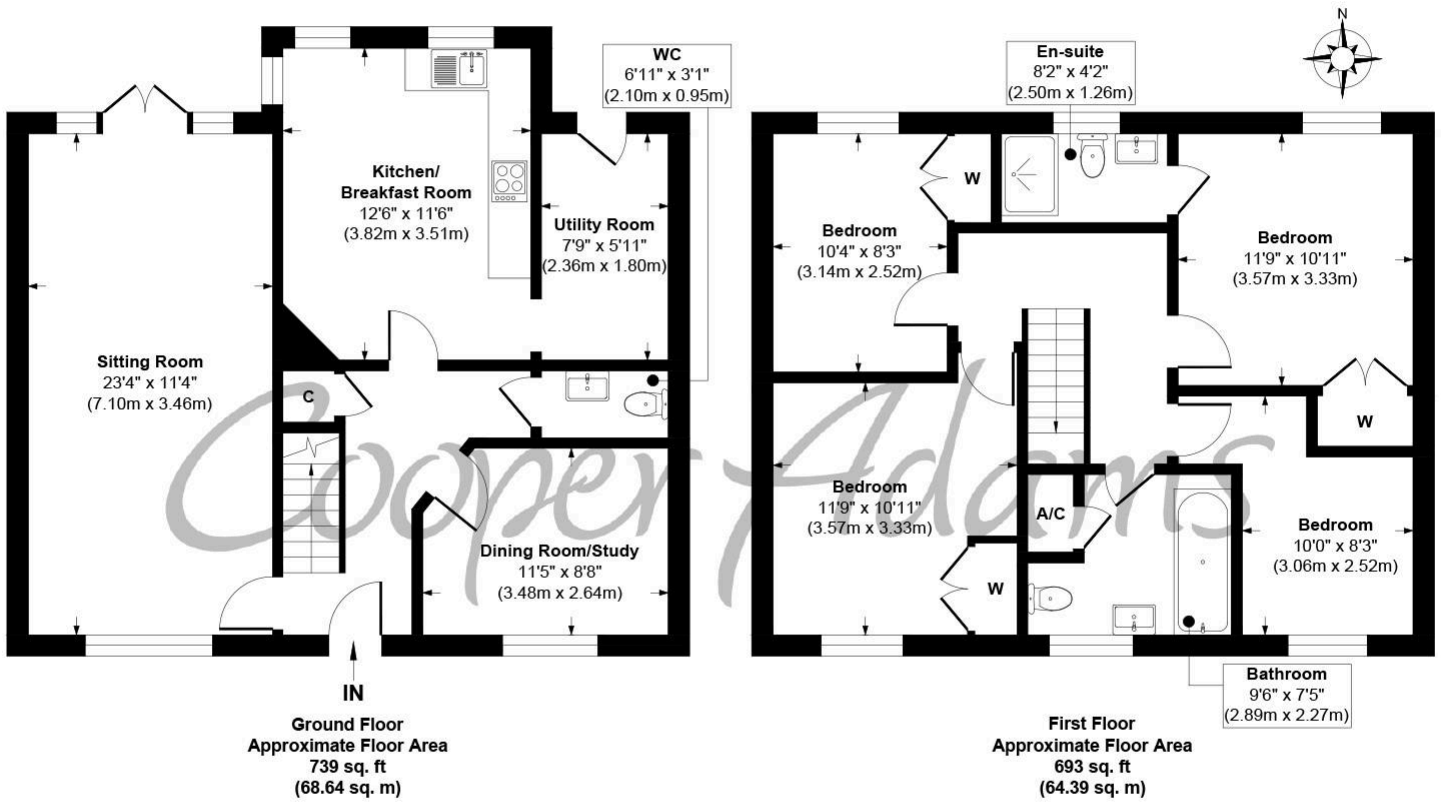
A four-bedroom detached family home, ideally situated on the sought-after Bramley Green development, within easy walking distance of Angmering village, local shops, pubs, the mainline railway station, and highly regarded schools. The welcoming entrance hall leads to a spacious dual-aspect sitting room featuring a bay window, an attractive fireplace, and patio doors opening onto the rear garden. The ground floor also offers a versatile dining room/study, a fully fitted kitchen/breakfast room, a separate utility room with garden access, a cloakroom, and a useful understairs storage cupboard. Upstairs, there are three generous double bedrooms, all with fitted wardrobes, including a principal bedroom with an en-suite shower room. The fourth bedroom is a comfortable single room, ideal as a child's bedroom, nursery, or home office. A family bathroom completes the first floor. Outside, the rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring a newly laid patio, new fencing, a well-stocked border of shrubs and plants, and a lawn. A side gate provides convenient access to the front of the property. The property also benefits from a single garage and off-road parking for two vehicles.



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.





**Grooms Close, Angmering, BN16 4FA**  
**Approx. Gross Internal Floor Area 1432 sq. ft / 133.03 sq. m**

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

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