



Thatches, High Street, Angmering BN16 4AH  
**£289,950 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Charming Village Cottage
- 2 Bedrooms
- No Onward Chain
- Grade II Listed & Thatched
- Gas Central Heating
- Long 65' x 16' Rear Garden
- Spacious Kitchen/Dining Room
- Delightful Location
- Viewing Recommended

We are delighted to offer for sale this charming Grade II listed thatched cottage in the village of Angmering. The property has a wealth of charm and character and enjoys a long 65' x 16' established rear garden.

In brief the accommodation comprises: - Lounge, kitchen/dining room with space for a table and chairs, two bedrooms and a bathroom/WC. Outside there is a front garden and the rear garden is a particular feature being 65' x 16' in size with patio and steps leading to a long lawn with established side borders. There is also a useful utility space to the rear of the property which has space and plumbing for a washing machine and dryer.

Features include gas fired central heating, beamed ceilings and there is no onward chain. Viewings can be arranged through our office and we are acting as the Vendor's Sole Agent.

Thatches is pleasantly situated in the very popular village of Angmering which is situated between Worthing and Chichester. The cottage is located within walking distance of local shops in Angmering and only a stones throw from a very popular pub/restaurant, The Spotted Cow. There is also easy access to fantastic country walking routes across Highdown Hill.

We would strongly recommend viewing this delightful cottage to fully appreciate both the charming accommodation and village location.

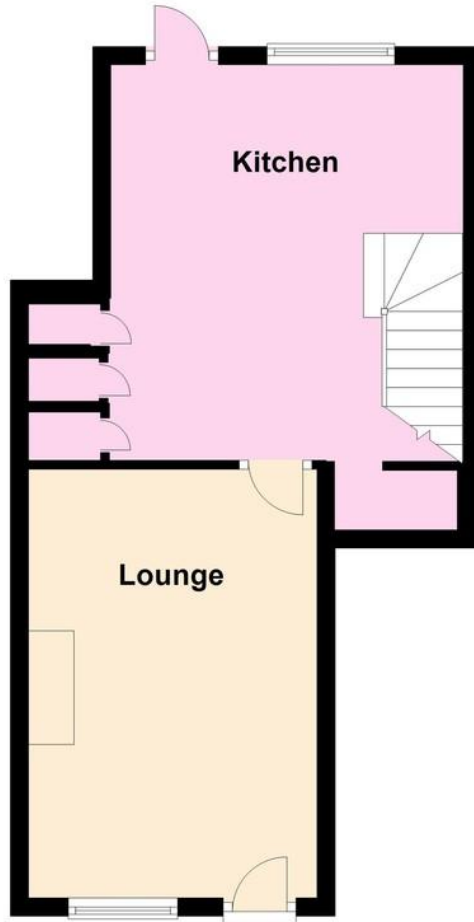
Council Tax - Band 'C' (Angmering £1,564.53)

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



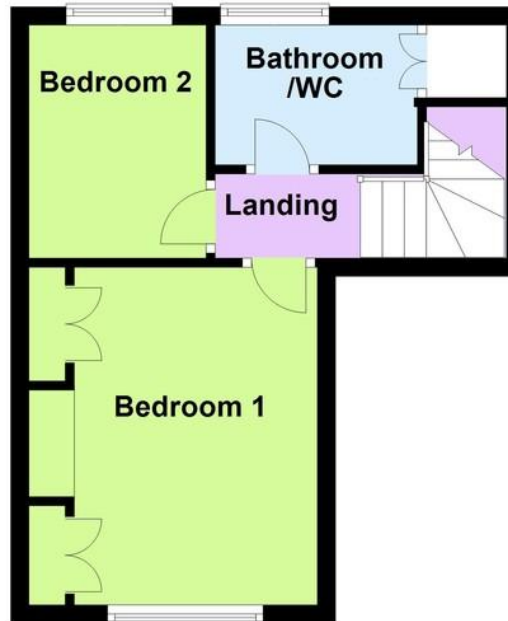
## Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.6 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 sq. feet)

## LOUNGE

15' 5" x 10' 5" (4.7m x 3.18m)

## KITCHEN/DINING ROOM

14' 3" x 12' 8" (4.34m x 3.86m)  
max

## BEDROOM 1

12' 2" x 10' 4" (3.71m x 3.15m)

## BEDROOM 2

8' 4" x 6' 5" (2.54m x 1.96m)

## BATHROOM/WC

## ENCLOSED FRONT GARDEN

## FEATURE REAR GARDEN

65' x 16' (19.81m x 4.88m)



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