



84 Palmer Road, Angmering BN16 4LW
£299,000 Freehold

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METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Semi Detached Bungalow**
- **3 Bedrooms**
- **Backs Onto Farmers Fields**
- **West Rear Garden**
- **Viewing Recommended**
- **Conservatory**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating: - 'E'**

A spacious semi detached bungalow with uninterrupted views from the rear across fields towards Poling. The rear garden is a particular feature and has a west aspect with access to a public footpath and delightful walks.

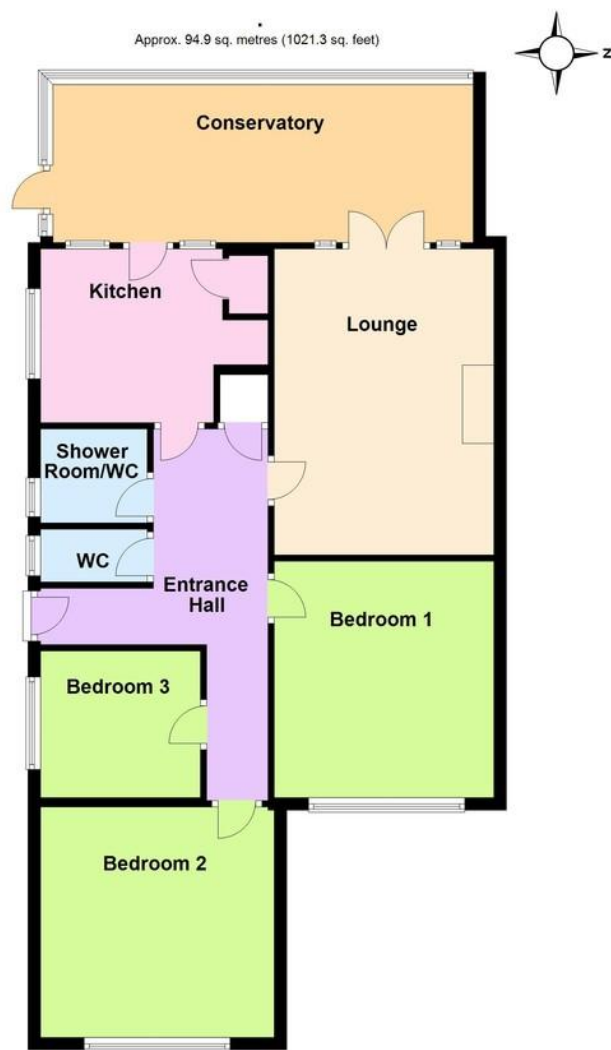
In brief the accommodation comprises: - entrance hall, lounge with fireplace, cottage style kitchen, conservatory, three bedrooms (one could be used as a study/office), refitted modern shower room/WC and additional separate WC. Outside there is a large stoned private drive providing off road parking for numerous vehicles and accesses the detached garage which has power and light.

Features include double glazing, gas central heating and fitted loft ladder provides access to a large loft area which offers scope to extend into, subject to the usual planning consents.

Palmer Road is to the north of Angmering Village and is off Arundel Road which in turn leads down into the village.

We would strongly recommend viewing this delightful bungalow to fully appreciate both the accommodation and stunning views to the rear.





Total area: approx. 94.9 sq. metres (1021.3 sq. feet)

ENTRANCE HALL

LOUNGE

16' x 11' 5" (4.88m x 3.48m)

KITCHEN

11' 10" x 9' (3.61m x 2.74m)

CONSERVATORY

22' x 8' 3" (6.71m x 2.51m)

BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m)

BEDROOM 2

11' 10" x 11' (3.61m x 3.35m)

BEDROOM 3

8' 10" x 8' 4" (2.69m x 2.54m)

SHOWER ROOM/WC

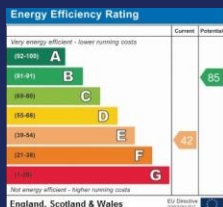
ADDITIONAL SEPARATE WC

LARGE PRIVATE DRIVE

DETACHED GARAGE

19' 6" x 8' 7" (5.94m x 2.62m)

WEST REAR GARDEN



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