



23 The Cottrells, Angmering BN16 4AF  
**£550,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Heart of Angmering Village
- Detached Modern House
- 4 Bedrooms
- En Suite to Master Bedroom
- Excellent Condition
- Lounge & Dining Room
- West Rear Garden
- Private Drive & Garage
- EPC Rating 'D'

A modern four bedroom detached house offered for sale in excellent condition having recently been refurbished by the current owner. This is a rare opportunity to acquire a modern home, superbly located within the heart of Angmering Village and within walking distance of the local shops.

In brief the accommodation comprises: entrance hall, lounge with double opening doors to the rear garden, dining room, modern refitted kitchen and separate utility room, ground floor cloakroom, study, master bedroom with en suite shower room/WC, three further bedrooms and a family bathroom/WC.

Outside there is a private drive providing off road parking for several cars which accesses the attached garage with remote controlled electric roller door, power and light and personal door to rear garden.

The rear garden is a particular feature having a west aspect and is very private and secluded.

Situated in a very pleasant cul-de-sac in the centre of the village, The Cottrells runs directly off the High Street, which leads directly into The Square.

We would strongly recommend internal viewing of this lovely property to fully appreciate both the location and superior quality of the refurbishment and redecoration.

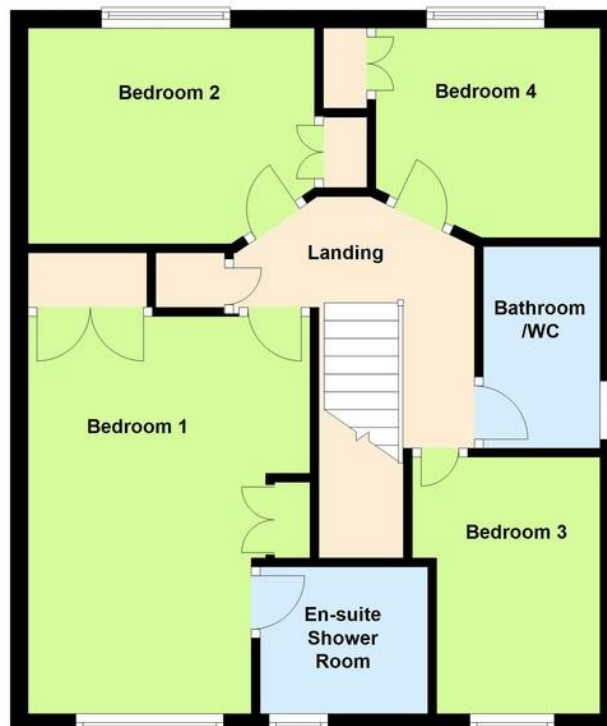
The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor



First Floor



## ENTRANCE HALL

## LOUNGE

18' 10" x 10' 2" (5.74m x 3.1m)

## DINING ROOM

10' 7" x 8' 6" (3.23m x 2.59m)

## STUDY

6' 11" x 6' 2" (2.11m x 1.88m)

## GROUND FLOOR CLOAKROOM

## KITCHEN

10' 7" x 7' 3" (3.23m x 2.21m)

## UTILITY ROOM

7' 9" x 5' 6" (2.36m x 1.68m)

## BEDROOM 1

14' 7" x 10' 3" (4.44m x 3.12m)

## EN SUITE SHOWER ROOM/WC

## BEDROOM 2

10' 7" x 8' (3.23m x 2.44m)

## BEDROOM 3

9' 1" x 7' (2.77m x 2.13m)

## BEDROOM 4

8' 3" x 7' 8" (2.51m x 2.34m)

## FAMILY BATHROOM/WC

## PRIVATE DRIVE

## SECLUDED WEST REAR GARDEN

## ATTACHED GARAGE

19' 7" x 8' 11" (5.97m x 2.72m)



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