



1 Honey Lane, Angmering BN16 4AB  
**£300,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Character Cottage
- Heart of Angmering Village
- Internal Viewing Essential
- 2 Bedrooms
- Modernised Throughout
- Much Charm & Character
- Gas Central Heating & Double Glazing
- Quaint Small Courtyard Garden
- EPC Rating: - 'E'

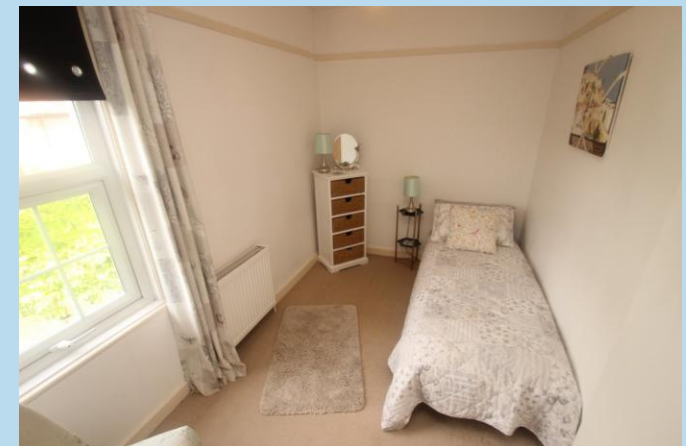
A rare opportunity to acquire a charming end of terrace cottage which is conveniently situated in a cul-de-sac location within the heart of Angmering village.

The cottage has been sympathetically modernised and refurbished throughout and yet much of the original character and charm has been retained. The addition of a small conservatory has completely opened up the kitchen/breakfast room with a lovely view of the garden.

In brief the accommodation comprises: - lounge with feature fireplace, modern kitchen/breakfast room with space for small table and chairs, conservatory, two bedrooms and a modern white shower room/WC. Outside there is a small 'sun trap' west rear garden and a lockable side passage and gate.

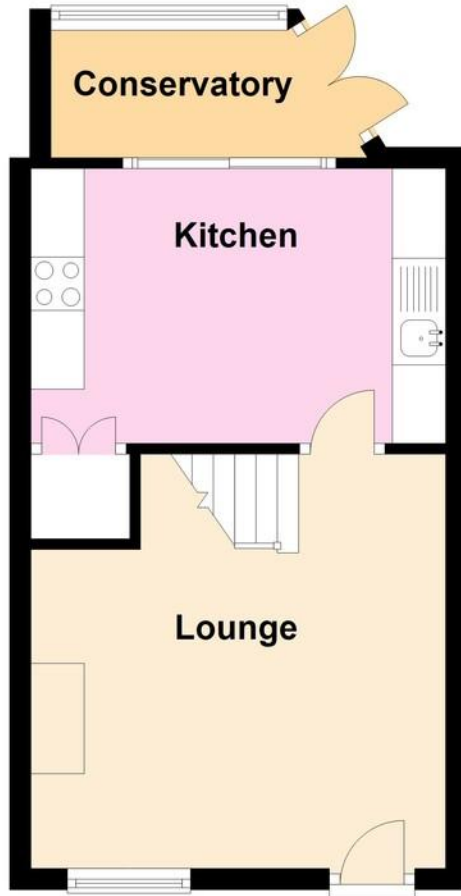
We would strongly recommend internal viewing of this delightful property and there is no onward chain.

Honey Lane is a small private cul-de-sac and is accessed from the High Street. Historically the vendor has parked a car adjacent to the cottage and there is further unrestricted parking close by in the High Street.



## Ground Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.0 sq. feet)



## LOUNGE

12' 9" x 9' 9" (3.89m x 2.97m)  
min

## KITCHEN/BREAKFAST ROOM

12' 9" x 8' 5" (3.89m x 2.57m)

## CONSERVATORY

10' 3" x 4' (3.12m x 1.22m)

## BEDROOM 1

12' 9" x 9' 9" (3.89m x 2.97m)

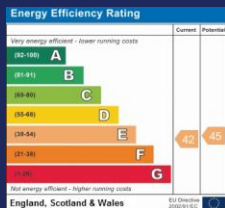
## BEDROOM 2

12' 9" x 6' 6" (3.89m x 1.98m)

## SHOWER ROOM/WC

## DELIGHTFUL COURTYARD GARDEN

Total area: approx. 54.5 sq. metres (586.7 sq. feet)



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