



7 Butcher Close, Angmering BN16 4FF
£335,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom House
- Popular Bramley Green
- Ground Floor Cloakroom
- Modern Fitted Kitchen
- Excellent Decorative Order
- Private Drive and Parking
- West Facing Rear Garden
- Internal Viewing Recommended
- EPC Rating: - 'C'

A modern three bedroom house which offers spacious accommodation within the very popular Bramley Green Development in Angmering. In brief the accommodation comprises; entrance hall, ground floor cloakroom, lounge/dining room, modern fitted kitchen, very large walk in storage cupboard, three bedrooms and a modern bathroom/WC. The house is offered for sale in excellent decorative order throughout and internal viewing is strongly recommended.

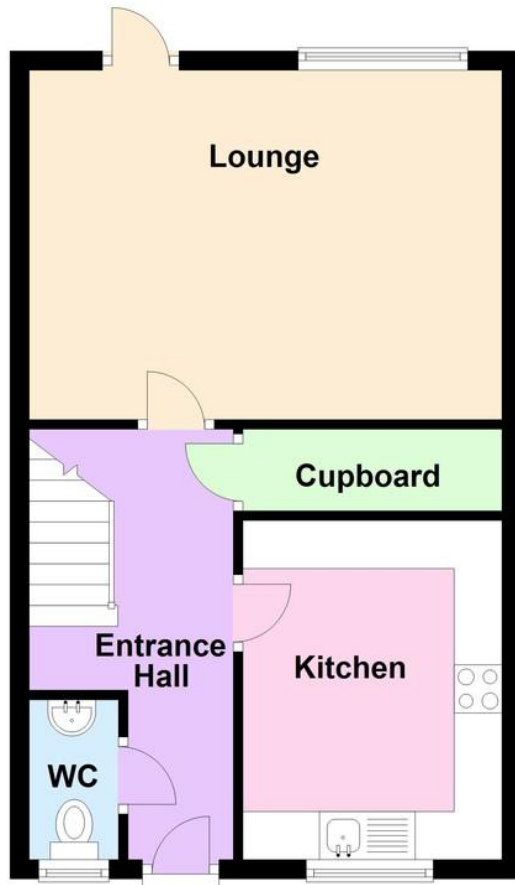
Features include, gas fired central heating (serviced annually and new boiler approximately 5 years ago), double glazing, an enclosed very neat west facing rear garden and a private drive/parking space immediately to the front of the house.

The property is located in a small close, slightly to the north of Bramley Green and is accessed from Nursery Road via Kinleside Way.



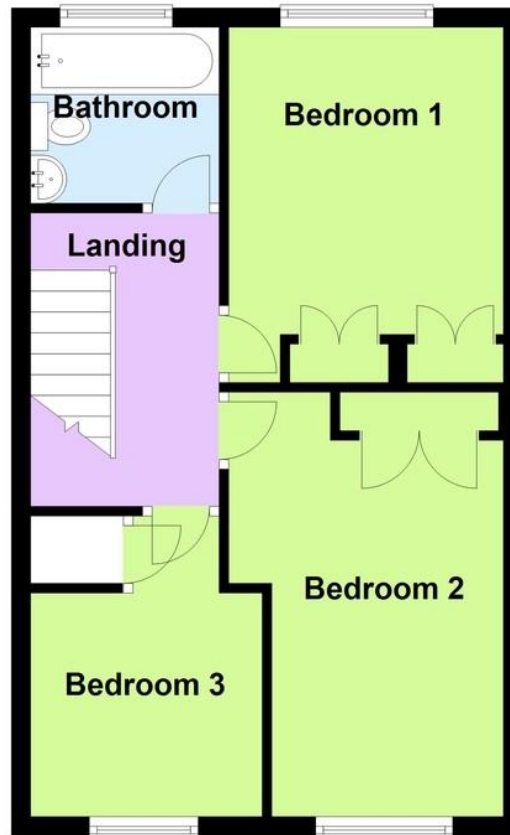
Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



ENTRANCE HALL

CLOAKROOM

KITCHEN

11' 6" x 8' 10" (3.51m x 2.69m)

LOUNGE/DINER

16' 2" x 11' 10" (4.93m x 3.61m)

BEDROOM 1

12' 1" x 9' 4" (3.68m x 2.84m)

BEDROOM 2

14' 5" x 8' 0" (4.39m x 2.44m)

BEDROOM 3

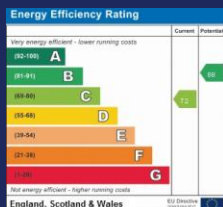
8' 0" x 7' 7" (2.44m x 2.31m)

MODERN BATHROOM WC

PRIVATE DRIVE/PARKING

WEST FACING REAR GARDEN

Total area: approx. 81.1 sq. metres (872.7 sq. feet)



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