



14 Lime Grove, Angmering BN16 4HA
£330,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Popular Dell Development in Angmering
- 3 Bedrooms
- Ground Floor Cloakroom
- Spacious Lounge/Dining Room
- Gas Central Heating
- Immediate Possession/No Chain
- Pleasant Front Outlook
- Garage Adjoins Rear Garden
- EPC Rating : - 'D'

A very popular Georgian style 3 bedroom house which is pleasantly situated within the very popular Dell Development in Angmering.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, large through lounge/dining room, kitchen, 3 bedrooms and a bathroom/WC. Outside there is a paved rear garden with direct access into the garage and an open plan front garden.

The property does require modernising and redecorating giving a new owner the scope to refurbish in their own style.

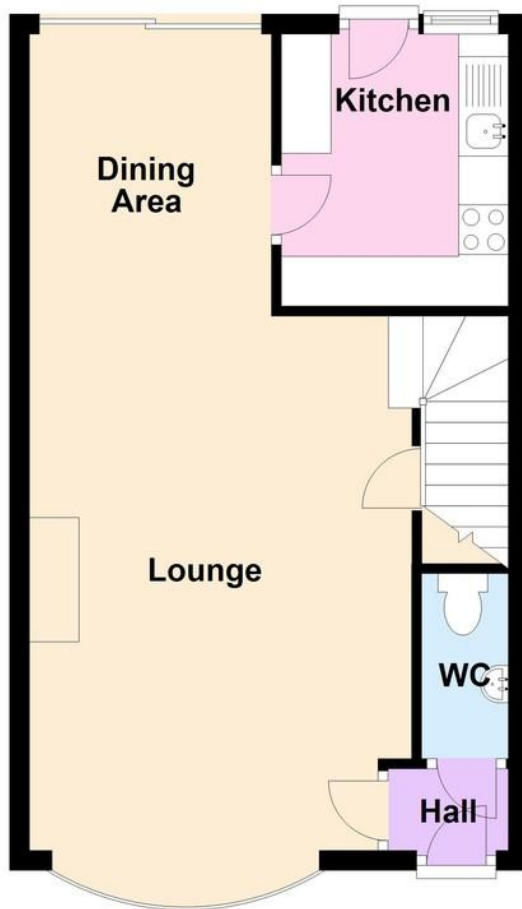
Number 14 is best accessed from Greenwood Drive via Sycamore Close.

Council Tax Band 'D'



Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE/DINING ROOM

LOUNGE AREA

17' 8" x 12' 8" (5.38m x 3.86m)

DINING AREA

10' 6" x 8' 0" (3.2m x 2.44m)

KITCHEN

9' x 7' 6" (2.74m x 2.29m)

FIRST FLOOR LANDING

BEDROOM 1

12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM 2

12' 1" x 8' 9" (3.68m x 2.67m)

BEDROOM 3

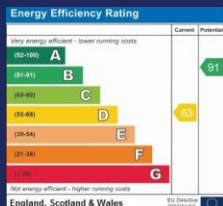
8' 5" x 6' 9" (2.57m x 2.06m)

BATHROOM

FRONT GARDEN

REAR GARDEN

SINGLE GARAGE



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