



1 The Pines, Angmering BN16 4NG
£535,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Chalet**
- **3 Double Bedrooms**
- **En Suite Bath/Shower Room**
- **Family Bathroom**
- **Viewing Recommended**
- **Double Width Garage**
- **No Onward Chain**
- **Council Tax Band 'F'**
- **EPC Rating 'D'**

A particularly spacious detached chalet style property offering versatile accommodation and is available for immediate purchase with no onward chain.

In brief the accommodation comprises: - entrance hall, cloakroom, double aspect lounge with feature bay window, dining room, kitchen with some built in appliances, utility room, ground floor master bedroom with en suite bath/shower room and WC, two further first floor double bedrooms and a main family bathroom.

Outside there is an open plan lawned front and side garden. The rear garden is mainly laid to lawn and well enclosed with direct access into the detached double garage with electric door, power, light and roof storage space. There is also a double width private drive providing off road parking.

Features include gas fired central heating, double glazing and the property is in very good decorative order throughout.

The property is pleasantly situated within the popular Dell Development and is accessed from Greenwood Drive, off Station Road.



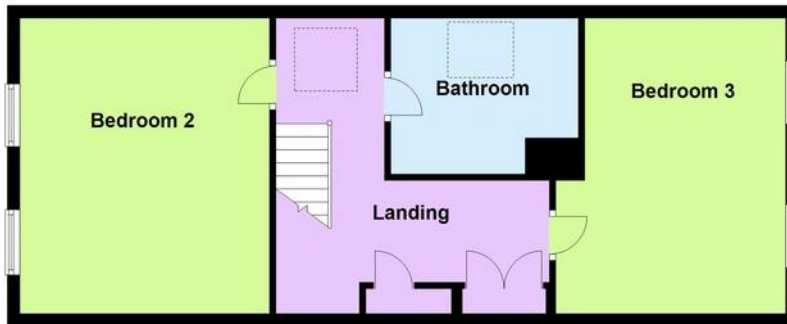
Ground Floor

Approx. 89.5 sq. metres (963.3 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 147.2 sq. metres (1584.4 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

18' x 12' 4" (5.49m x 3.76m)
max

DINING ROOM

10' 8" x 11' 7" (3.25m x 3.53m)

KITCHEN

11' 7" x 9' 5" (3.53m x 2.87m)

UTILITY ROOM

8' 6" x 6' 7" (2.59m x 2.01m)

BEDROOM 1

14' 5" x 13' 1" (4.39m x 3.99m)

EN SUITE BATH/SHOWER ROOM

BEDROOM 2

15' 5" x 13' 3" (4.7m x 4.04m)

BEDROOM 3

15' 5" x 12' (4.7m x 3.66m)
max

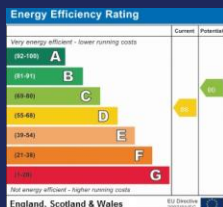
FAMILY BATHROOM/WC

PRIVATE DRIVE

DOUBLE GARAGE

19' 6" x 16' 8" (5.94m x 5.08m)

ESTABLISHED GARDENS



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