



31 Cresswell Square, Angmering

Freehold

Immaculate modern four bedroom town house • Open plan kitchen/breakfast family room • Two bedrooms with en-suites • West facing garden • Garage and driveway • Private development • Lovely views over the green • For more information please visit the Cooper Adams website

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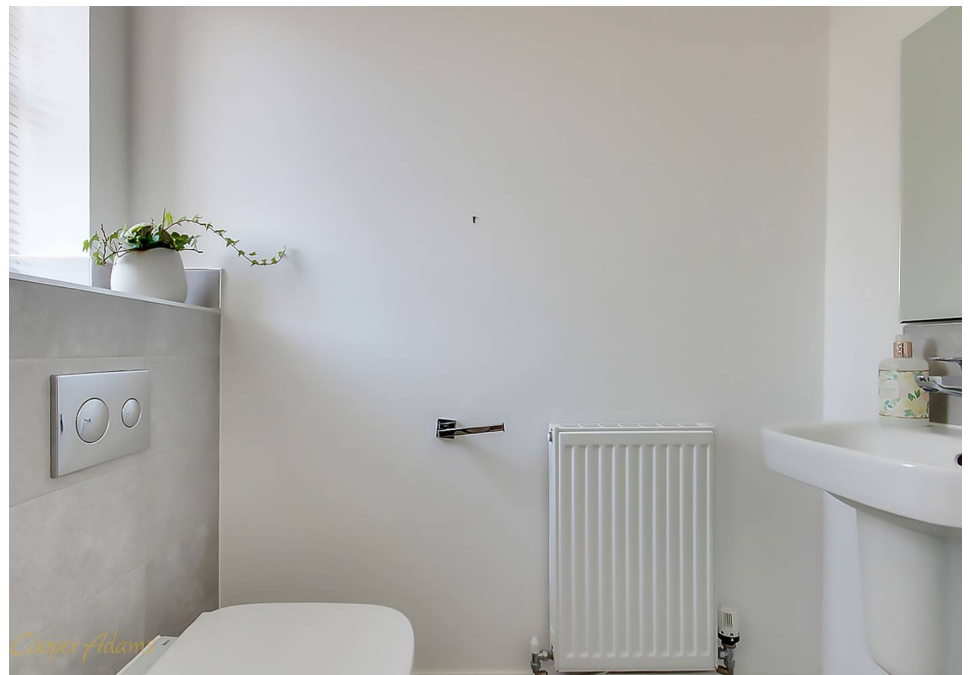
This immaculate modern townhouse is set within a private development, offering stylish and comfortable living in a beautifully maintained setting. The welcoming entrance hall includes a cloakroom WC and opens into a spacious, contemporary kitchen and breakfast area that flows through to a bright sitting area positioned near the double doors leading to the west-facing garden, perfect for enjoying the afternoon sun. A useful understairs cupboard provides convenient storage.

On the first floor, there is a double bedroom with fitted wardrobes and a generous en-suite shower room, alongside another double bedroom, a single bedroom, and a well-appointed family bathroom. The second floor is dedicated to the main bedroom, a light and airy space with dual aspect views overlooking both the garden and the green, complete with fitted wardrobes and an en-suite shower room.

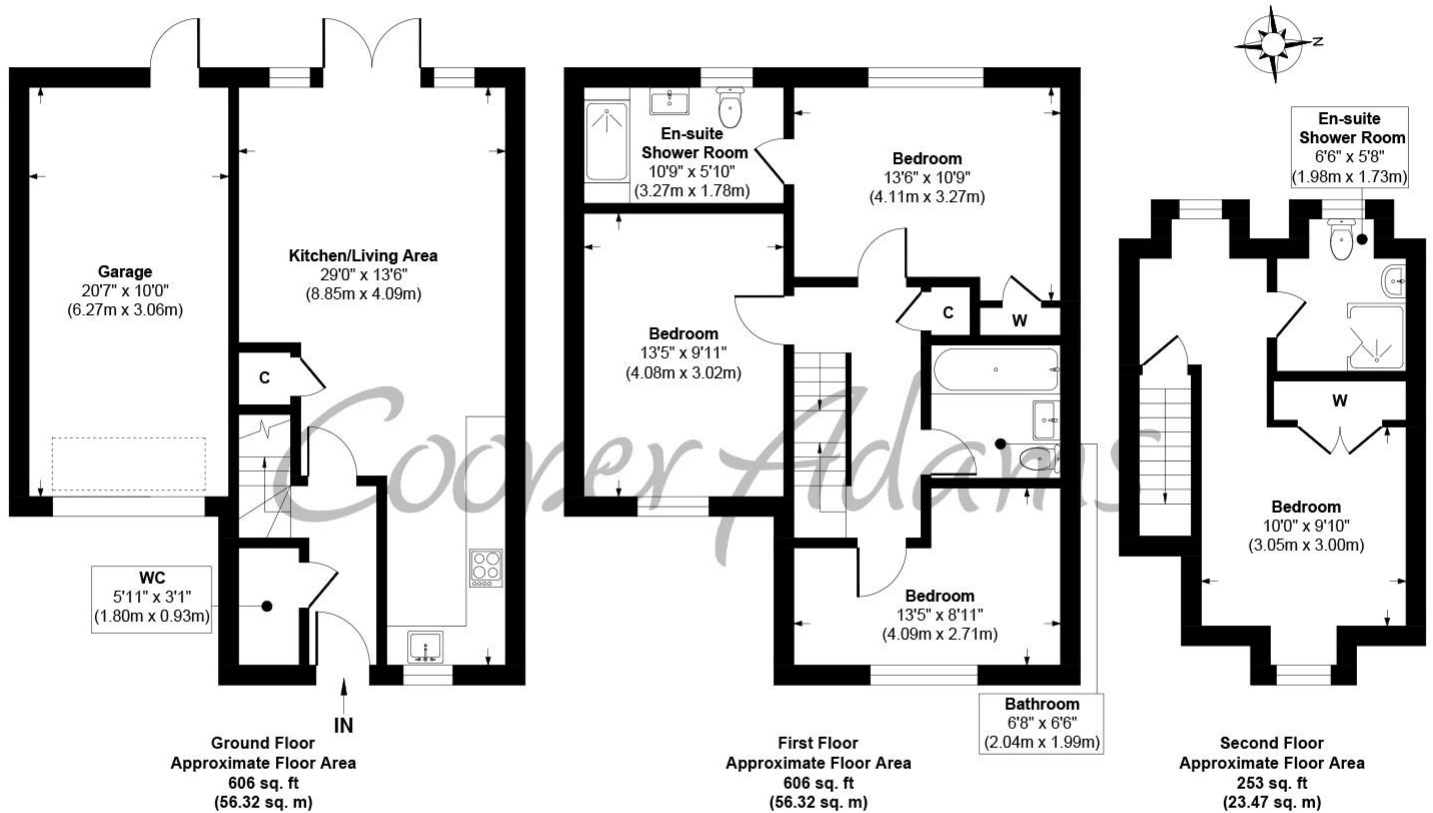
Presented in excellent order and offered with no onward chain, the property benefits from a single garage and driveway parking to the front, with additional visitor spaces available. The rear garden is west-facing and beautifully landscaped, featuring a patio area ideal for relaxing or entertaining.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.



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Cresswell Square, Angmering, BN16 4PX
Approx. Gross Internal Floor Area 1465 sq. ft / 136.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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