



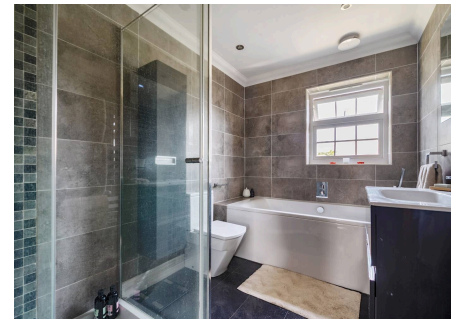
Rowan Way, Angmering, BN16 4GJ

Freehold

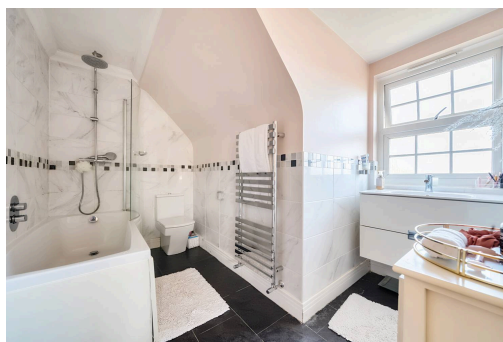
A spacious six bedroom detached family house • Open plan kitchen/breakfast room • Located on the sought after Bramley Green development • Walking distance to shops, schools and amenities • Double garage • For more information visit the [Cooper Adams website](http://www.cooperadams.co.uk)

Cooper Adams

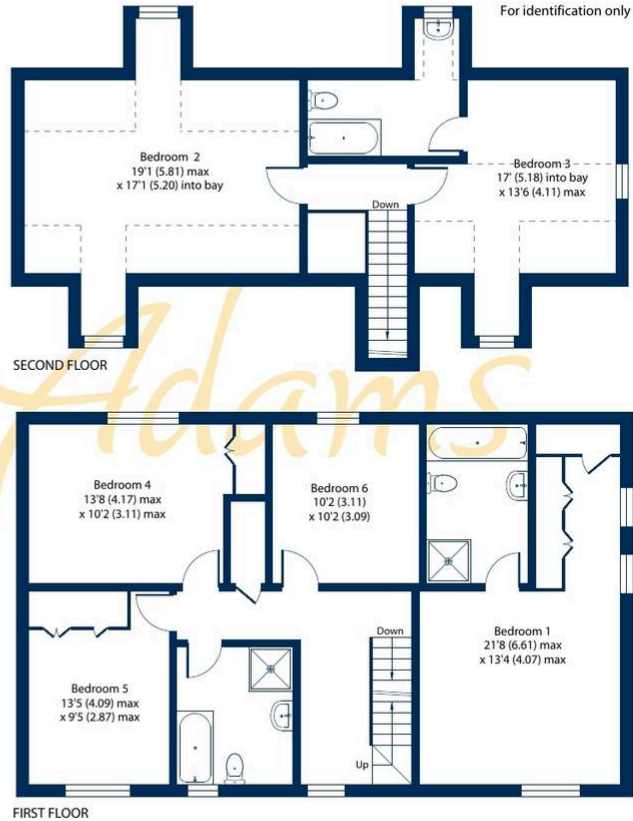
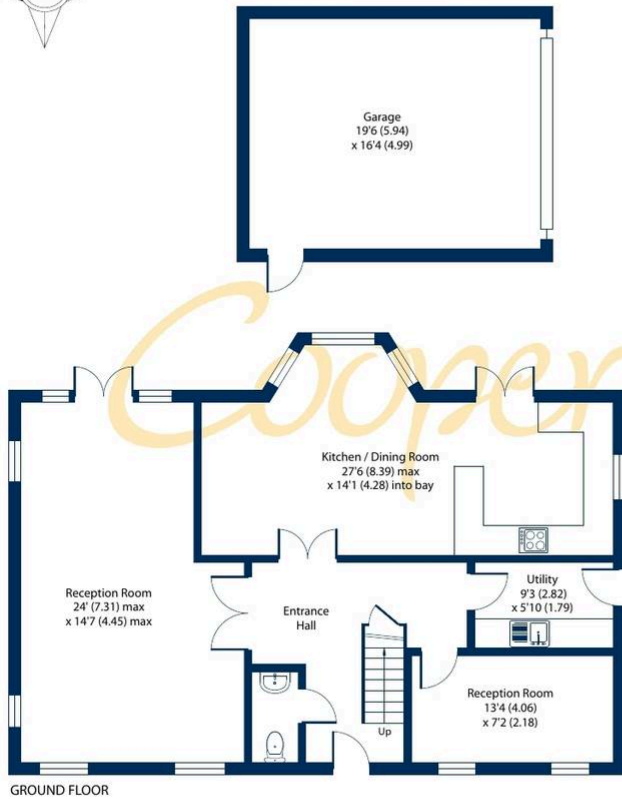
Set over three floors, this impressive six-bedroom detached home offers spacious and modern family living in the sought-after Bramley Green development. The first floor features a luxurious main bedroom suite with a separate dressing area and a large en-suite with both bath and shower. Three additional bedrooms and a stylish family bathroom, also with bath and shower, complete this level. On the top floor, two further generously sized bedrooms provide flexibility, with one benefiting from its own en-suite, making it ideal for guests or older children seeking privacy. The ground floor is designed for both comfort and practicality. A bright, triple-aspect lounge opens directly onto the rear garden through patio doors, offering a great space for entertaining or relaxing. The contemporary kitchen/breakfast room has been opened up to form a sociable family hub, featuring integrated appliances including a fridge/freezer, dishwasher, and Neff hob. A separate utility room keeps laundry out of sight, and a dedicated study provides an ideal space for working from home or quiet study. Outside, the private rear garden includes a hot tub and access to the garage, which has power and lighting, perfect for storage or a workshop.



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.



Approximate Area = 2289 sq ft / 212.6 sq m
 Limited Use Area(s) = 201 sq ft / 18.6 sq m
 Garage = 300 sq ft / 27.8 sq m
 Total = 2790 sq ft / 259 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper Adams Estates Limited. REF: 1333783



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