



Dappers Lane, Angmering, BN16 4EN

Freehold

Delightful three bedroom house • Large entrance hall • Two reception rooms • Two enclosed gardens (west facing to the rear, east facing to the front) • Garage and driveway for two cars • Quiet location • For more information visit the Cooper Adams website

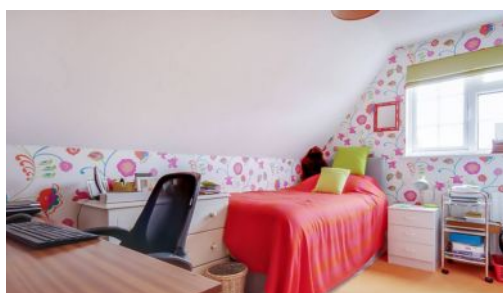
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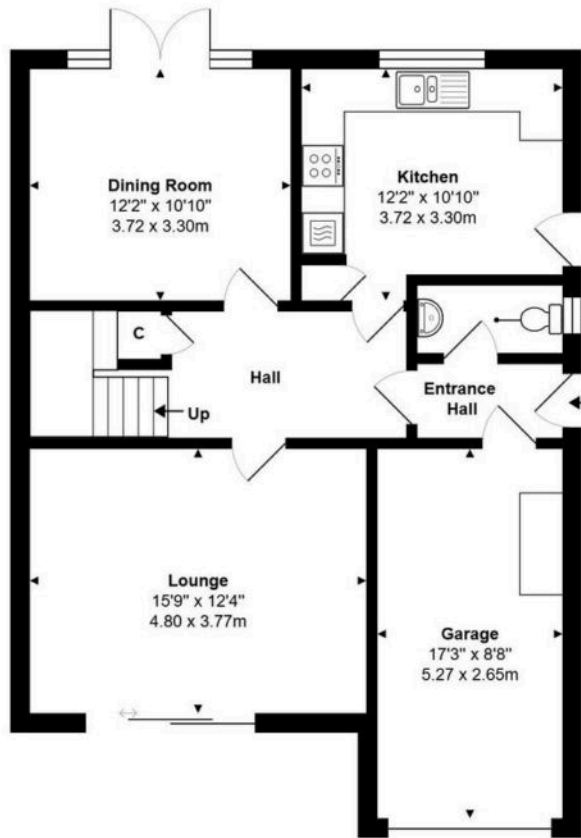
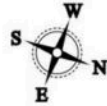
This delightful three-bedroom detached home combines comfort, practicality, and character, making it the perfect place to settle. Step through the front door into a spacious entrance hall that leads to two well-proportioned reception rooms: a cosy sitting room at the front of the property, and a bright, inviting dining room at the rear, with direct access to the tranquil west-facing garden. The ground floor also features a convenient cloakroom, a well-equipped kitchen/breakfast room, and thoughtful touches such as a cloak cupboard, internal access to the garage, and a stair lift providing easy access to the first floor. Upstairs, the main bedroom includes fitted wardrobes and an en-suite shower room. A second generous double bedroom also features built-in storage, while the third bedroom, an ideal single or study, includes fitted wardrobes, and a family bathroom offering flexibility to suit your lifestyle. Outside, a west facing enclosed garden to the rear with a patio provides a private oasis for al fresco dining or simply soaking up the sun and a second east facing garden to the front for morning coffee and breakfast. A single garage and off-street parking on the driveway add to the home's everyday convenience.



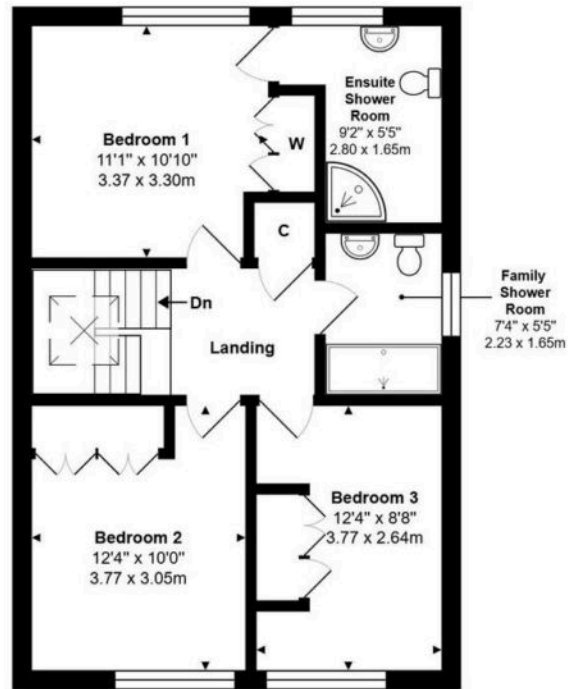
Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





Ground Floor



First Floor

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Total Approx. Floor Area 1373 ft² ... 127.5 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



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