



Avocet Drive, Angmering, BN16 4QL

Freehold

Modern detached five bedroom house • Herons Park Estate • Large Kitchen/family room • Two reception rooms • West facing garden • Car charging point • Garage and parking for three cars

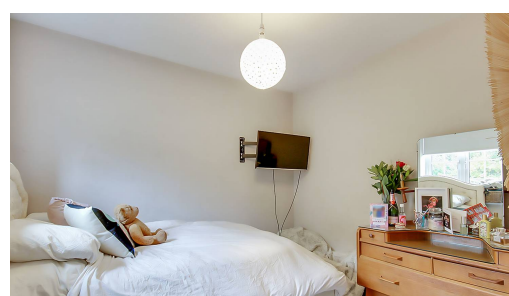
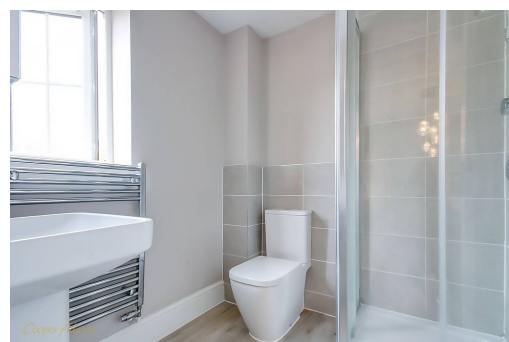
Cooper Adams

This modern detached five-bedroom home is situated in the sought-after Herons Park development, offering spacious and stylish family living located at the end of a cul de sac. The property opens into a large entrance hall, with contemporary ceramic tiling extending throughout the entire ground floor. The sitting room provides an inviting space to relax, complemented by a separate study, ideal for home working. The impressive kitchen and family room features underfloor heating and double doors leading out to a beautifully maintained west-facing garden. A utility room and downstairs WC complete the ground floor accommodation. Upstairs, the main bedroom includes fitted wardrobes and an en-suite shower room, accompanied by three further double bedrooms and a single bedroom, all served by a modern family bathroom. The landing provides additional storage with both a cupboard and an airing cupboard. Outside, the west-facing garden offers a paved seating area, raised flower beds, storage shed, and a concrete base with electrics, currently set up for a hot tub. To the front, there is a large garage with two driveways for three cars and an electric car charging point.

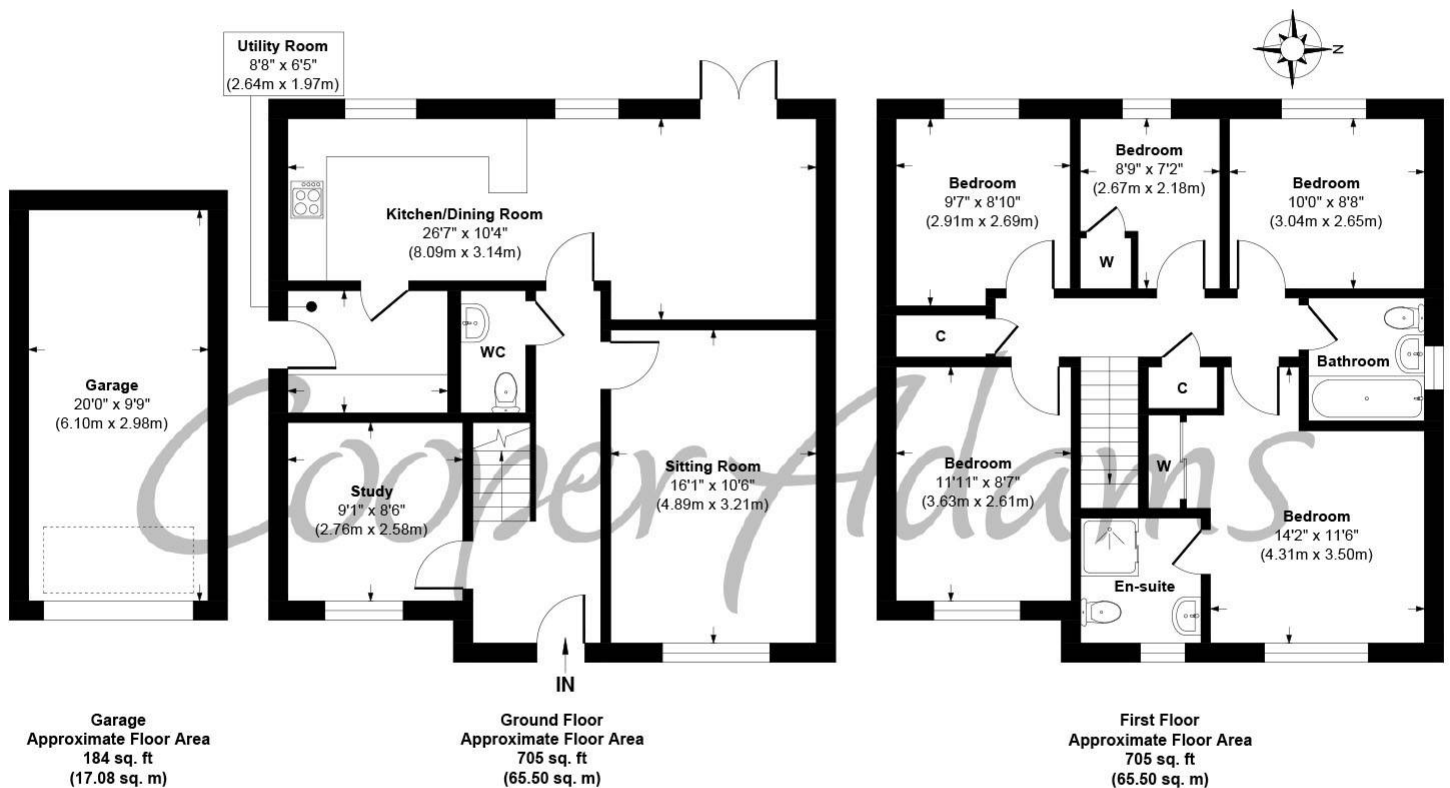


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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



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Approx. Gross Internal Floor Area 1594 sq. ft / 148.08 sq. m

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

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