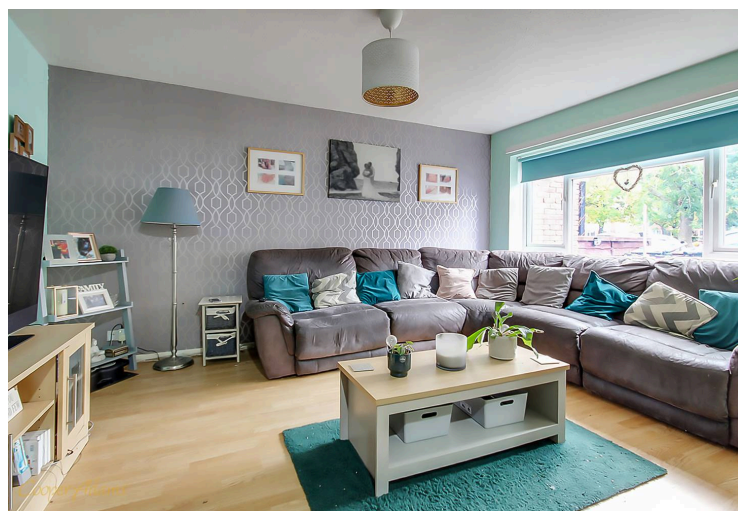
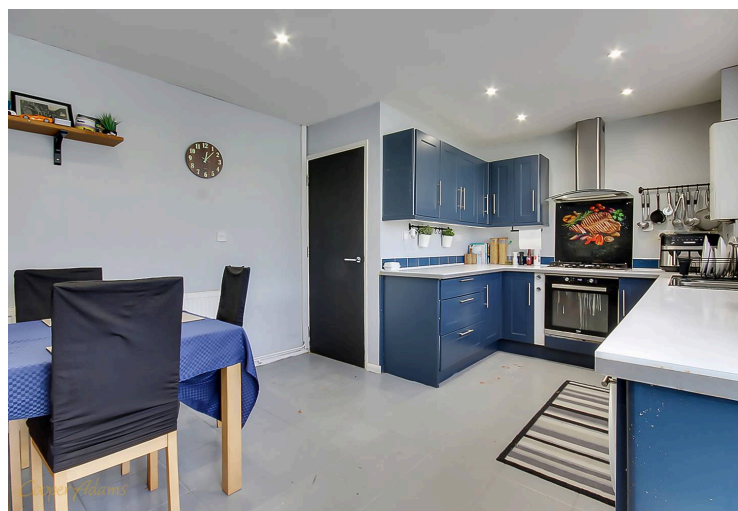




Older Way, Angmering, BN16 4HQ

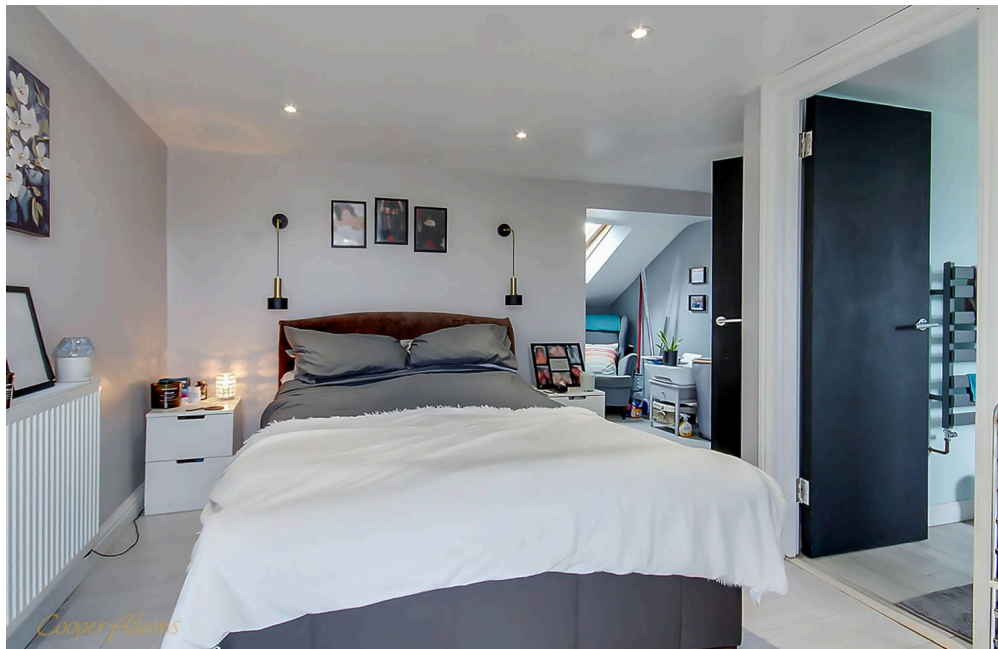
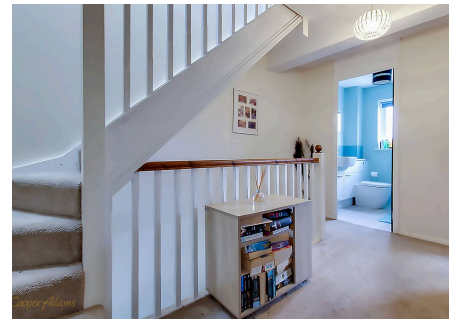
Freehold

Spacious well laid out family home • Open plan kitchen/breakfast/sun room • Four bedrooms • Main bedroom with en-suite shower room • Ideally located within walking distance to shops, schools, cafes and all amenities • For more information visit the [Cooper Adams website](#)

Cooper Adams

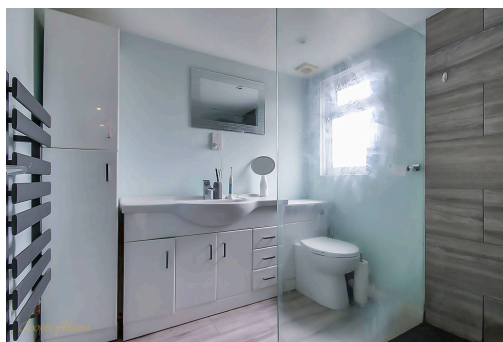
Set within a welcoming and well-connected community, this **four-bedroom terraced home** offers generous living space, natural light throughout, and a layout well suited to family life. At the heart of the home is an **open-plan kitchen, breakfast, and sun room/conservatory**, creating a bright, sociable space ideal for everyday living and gatherings with family and friends. The accommodation is arranged over three floors. On the **ground floor**, an entrance hall leads to a cloakroom, a cosy sitting room, and a well-equipped kitchen/breakfast room that opens into the sun room/conservatory. The **first floor** offers two double bedrooms, a single bedroom, and a family bathroom, while the **top floor** hosts the main bedroom with an en-suite shower room, walk-in wardrobe. Outside, the **enclosed rear garden** with decking area perfect for outdoor dining or simply relaxing. Although there is no designated parking, there is **ample on-street parking** available.

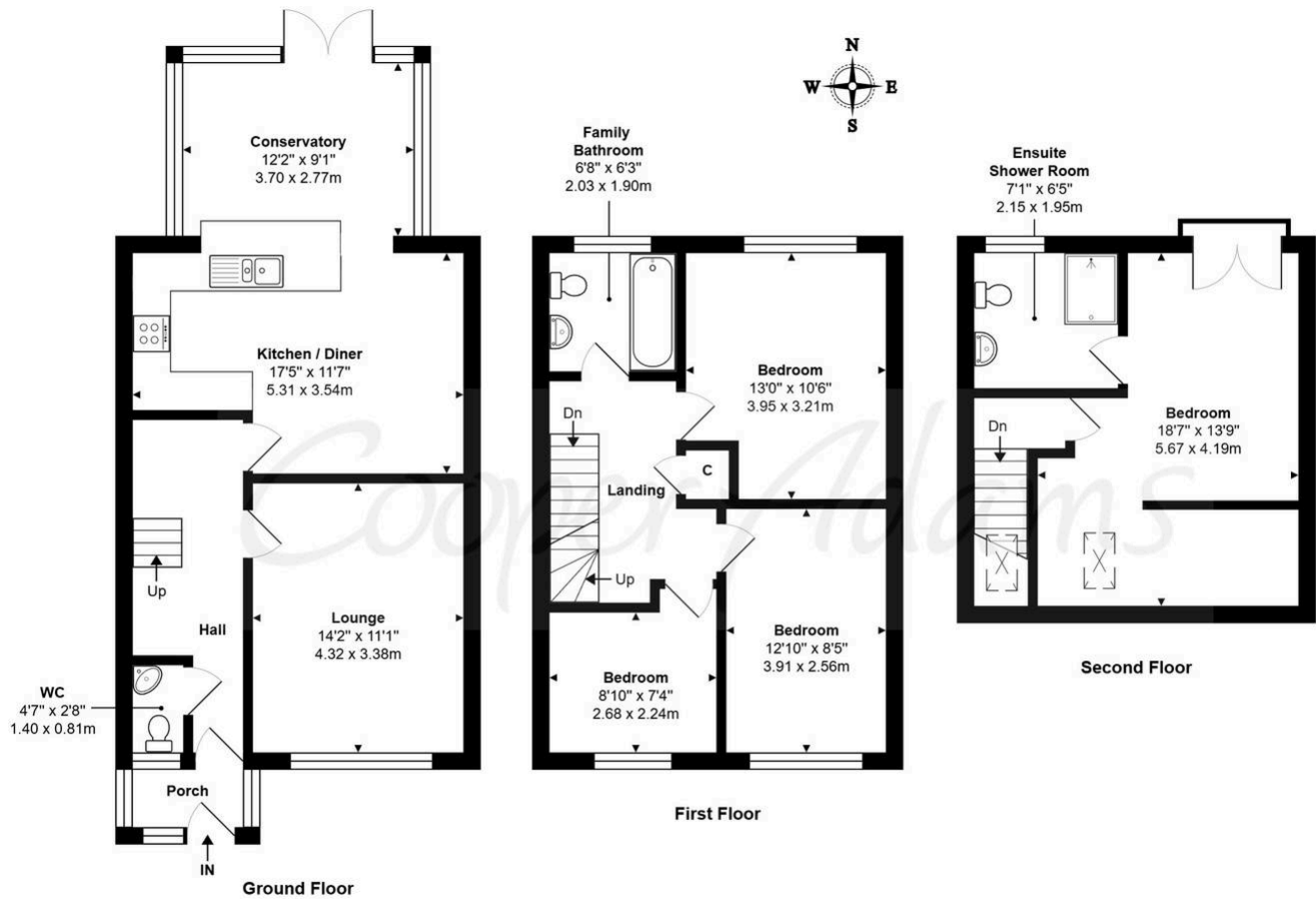
Located close to local amenities including shops, schools, and cafés, this property combines space, comfort, and convenience making it an excellent choice for families and those seeking a welcoming home in a friendly neighbourhood.



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.





Total Approx. Floor Area 1386 ft² ... 128.8 m²

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



Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com