



## Lavender Way, Angmering

### Freehold

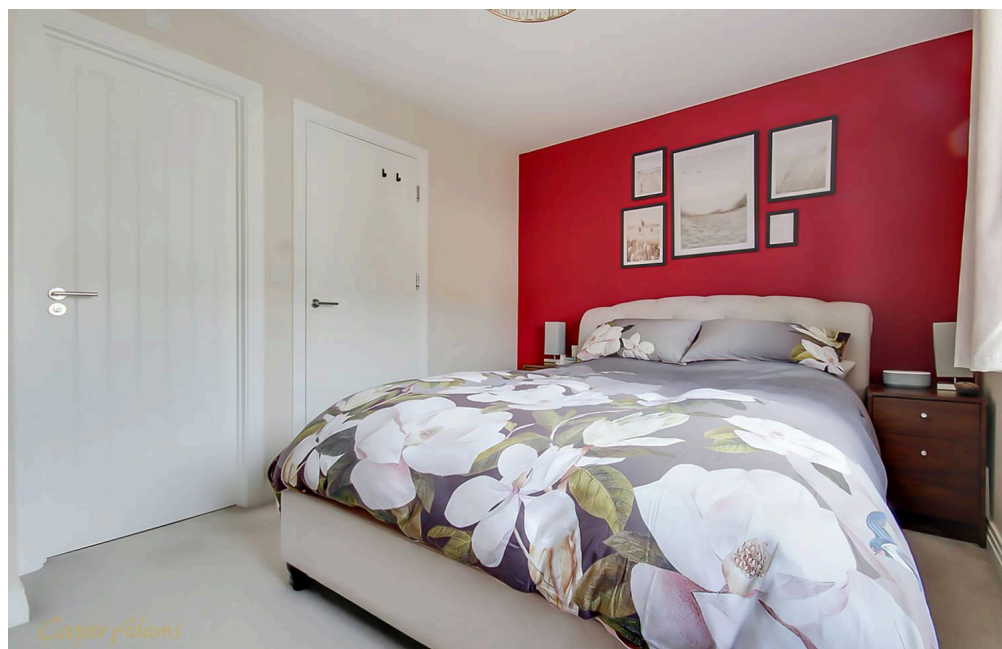
Delightful four bedroom terraced house • In excellent order throughout • Enclosed garden • Allocated parking for two cars •  
 Smartly redesigned for flexible family living • Close to all amenities, shops and local schools • For more information visit the  
 Cooper Adams website

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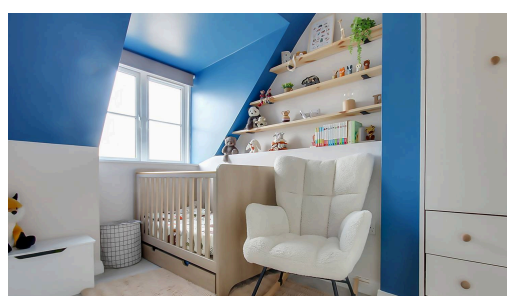
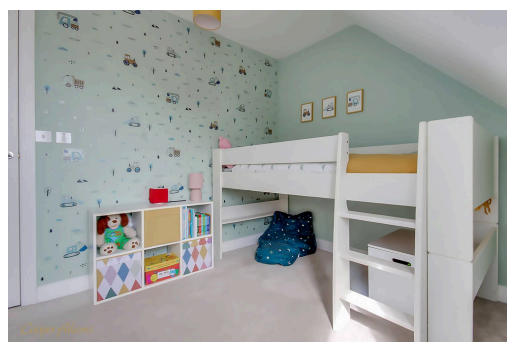
This delightful four-bedroom terraced house is presented in superb condition throughout, offering spacious and comfortable living in a highly convenient setting. The ground floor features a kitchen/breakfast room perfect for family meals and entertaining, a bright and welcoming sitting room with direct access to the garden, a practical cloakroom, and handy under stairs storage. Upstairs, the first floor boasts a spacious main bedroom complete with fitted wardrobes and a modern en-suite shower room, a well-appointed family bathroom, and a further single bedroom. The second floor offers two additional bedrooms, one single and one double, and a study ideal for remote work. Outside, the enclosed garden provides a peaceful haven for relaxation or social gatherings. The property also benefits from two allocated parking spaces and is conveniently located close to local amenities, shops, and well-regarded schools. Set in a desirable area, this charming home combines comfortable living with a fantastic lifestyle whether you're a growing family or simply seeking a well-connected, low-maintenance home.

**Council Tax: D | Tenure: Freehold | EPC: B**

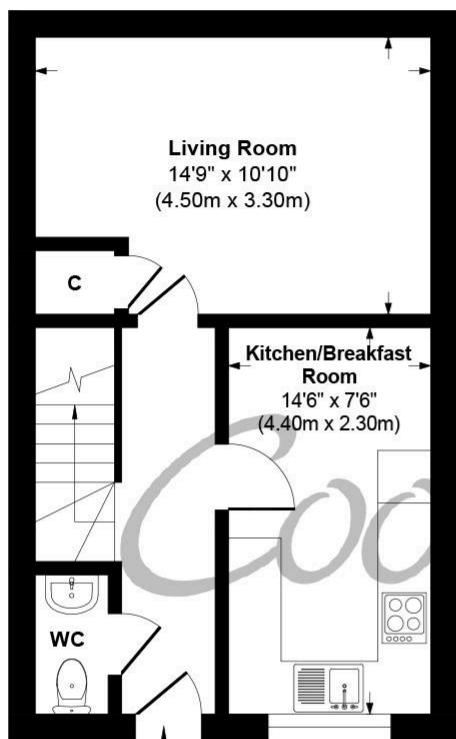


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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

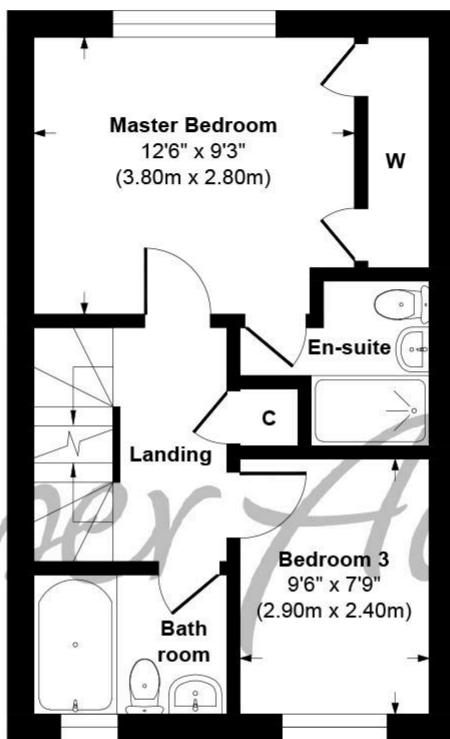
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



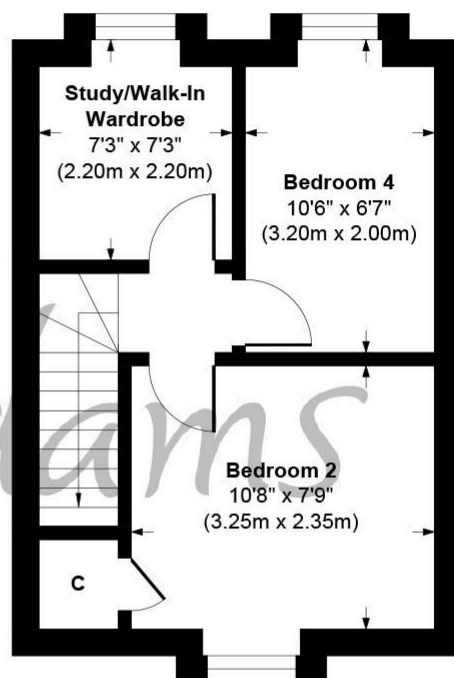
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**Ground Floor**  
Approximate Floor Area  
372 sq. ft  
(34.60 sq. m)



**First Floor**  
Approximate Floor Area  
372 sq. ft  
(34.60 sq. m)



**Second Floor**  
Approximate Floor Area  
319 sq. ft  
(29.69 sq. m)

**Lavender Way, Angmering, BN16 4QD**  
**Approx. Gross Internal Floor Area 1064 sq. ft / 98.89 sq. m**

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