



## Lansdowne Cottages Willow Wood Close, Angmering

### Freehold

Three bedroom end-of-terrace house in a private gated development • Spacious southerly facing sitting room • Main bedroom with en-suite shower room • South facing garden • Views over fields • Driveway and car port • Allocated parking for visitors •  
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Tucked away in a private gated development, this attractive three-bedroom end-of-terrace home offers both privacy and convenience.

The ground floor features a cloakroom, a bright south-facing sitting/dining room with fireplace and French doors to the garden, plus a well-equipped kitchen and separate utility room. Upstairs, the main bedroom has fitted wardrobes and an en-suite, alongside two further bedrooms and a family bathroom.

Outside, there's a neat front garden, a sunny south-facing rear garden, driveway, car port, and two visitor spaces. Shops, cafés, schools, and amenities are all close by.

This property is **Legally Prepared**, with key documents ready for buyers.

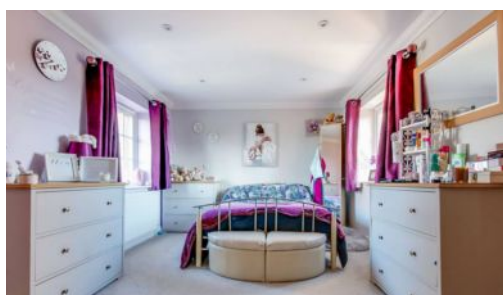
**Council Tax Band:** D

**Tenure:** Freehold

**EPC Rating:** C



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.



*Cooper Adams*



Lansdowne Cottages, Willow Wood Close, Angmering, BN16 4BA

Total Approx. Floor Area 1189 ft<sup>2</sup> ... 110.5 m<sup>2</sup> (Includes Carport)

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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