



## The Thatchway, Angmering, BN16 4HJ

Guide price: £1,600,000

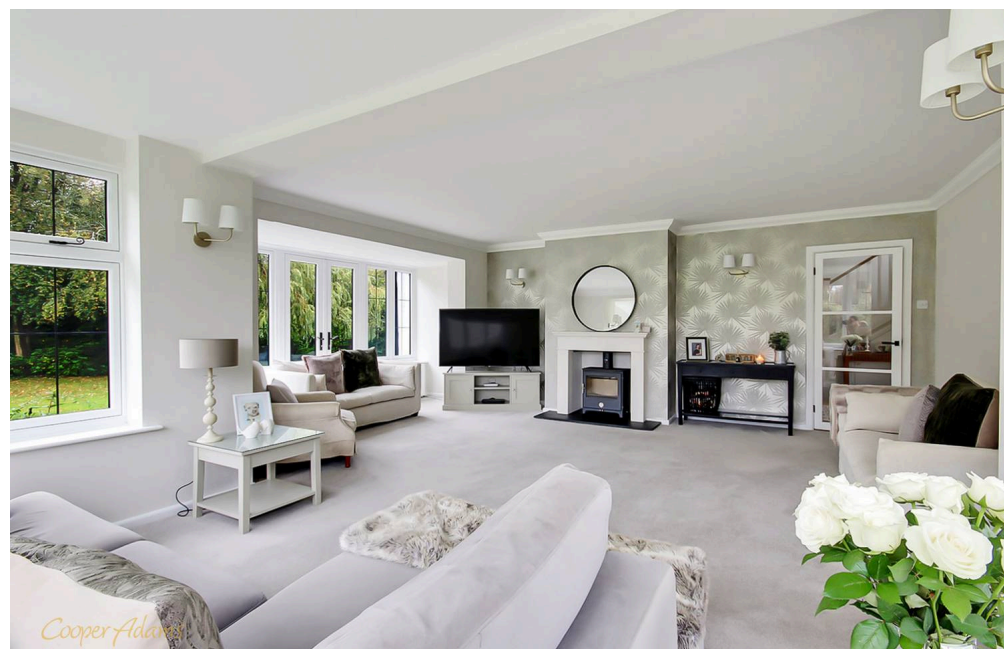
Four-bedroom, three-bathroom exceptional home • Refurbished to perfection • Engineered wood throughout most of ground floor • Balcony and ensuite to main bedroom • Log burner in main sitting room • Bifold doors in kitchen leading to lovely back garden • Gate in garden direct to Golf Course • Double garage and parking for multiple cars

*Cooper Adams*

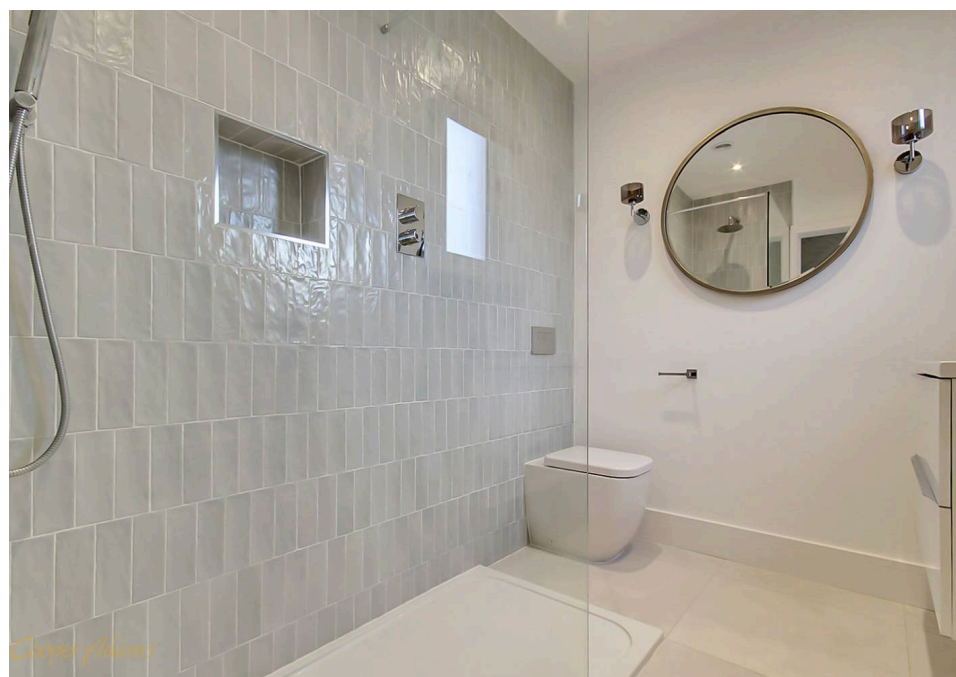
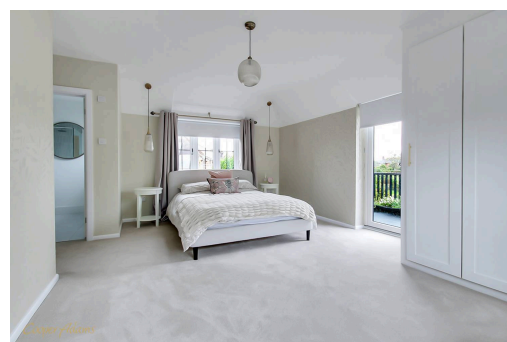


A TRULY BEAUTIFUL PROPERTY! Nestled on the highly sought-after exclusive private road - The Thatchway, this exceptional detached home welcomes you with a lobby that opens to the heart of the home. The focal point is the beautifully refurbished kitchen and dining room, designed to perfection with engineered wood floors extending through the hallway, kitchen, casual sitting area, and dining space. Bifold doors lead to a spacious patio and a stunning wrap-around garden, offering all-day sun with grass and patio areas perfectly placed around the property. Convenience meets luxury with a utility room, downstairs toilet, study, and a cosy sitting room featuring a wonderful log burner. The master bedroom boasts an ensuite, balcony, and views of the golf course. The second bedroom also has an ensuite, while a family bathroom features a freestanding bath and shower. The third bedroom overlooks undisturbed farmland, and the fourth includes built-in wardrobes. Completing the property is a double tandem garage and a driveway for multiple cars.

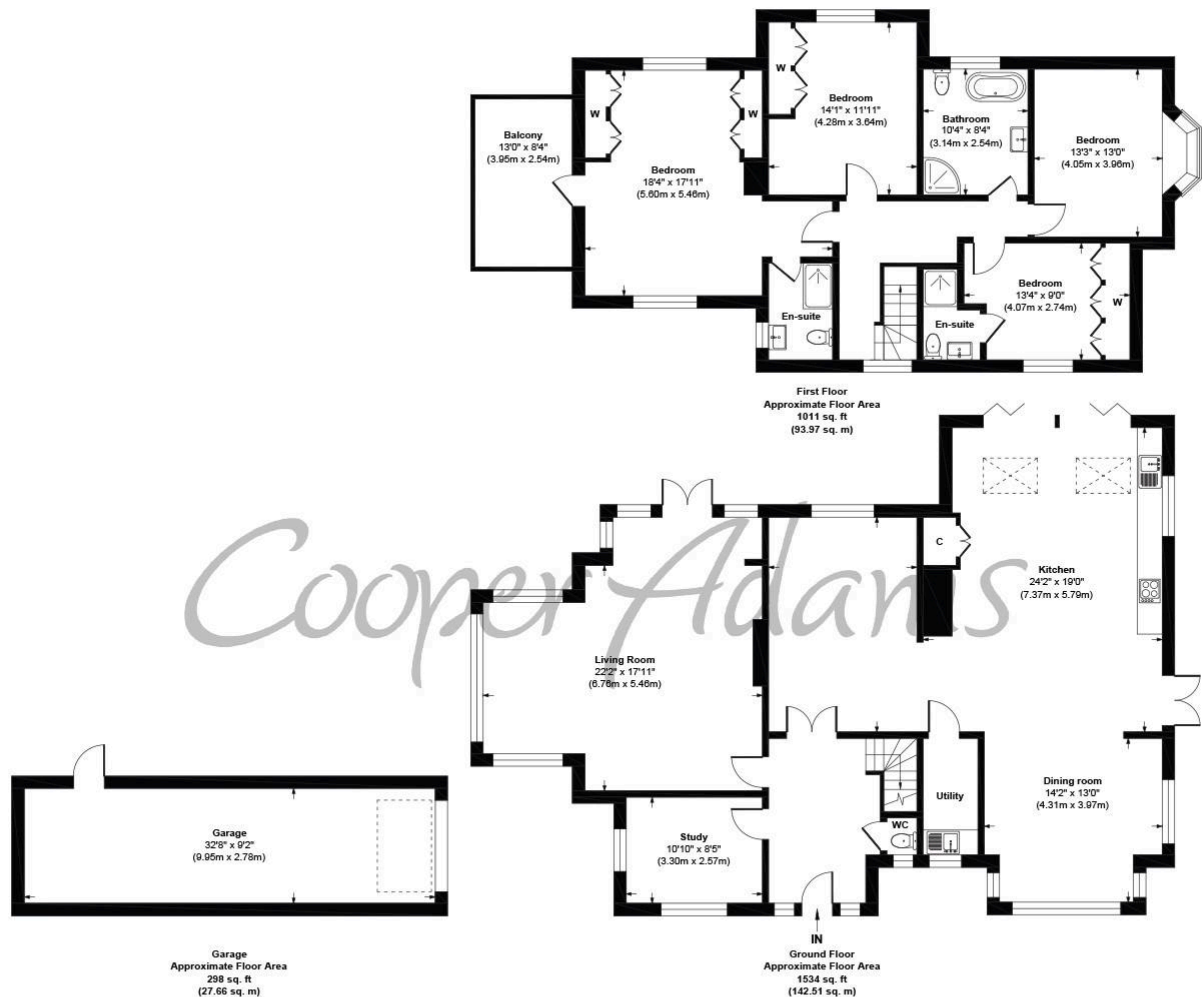
The seller has requested a 'Reservation Agreement' to provide protection for both serious buyers and the seller as they progress towards exchanging contracts



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



**Thatchway, Angmering, BN16**  
**Approx. Gross Internal Floor Area 2843 sq. ft / 264.14 sq. m**

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

Copyright © Cooper Adams



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](http://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](http://www.cooper-adams.com)