

## The Coach House, West Drive, Angmering, BN16 4JE

Freehold

Stunning two bedroom end of terrace character bungalow • Modern kitchen and bathroom • Conservatory • Landscaped private rear garden • Garage to the rear with parking space • No ongoing chain • Sought after Ham Manor private estate •

For more information go to the [Cooper Adams Website](http://www.cooperadams.co.uk)

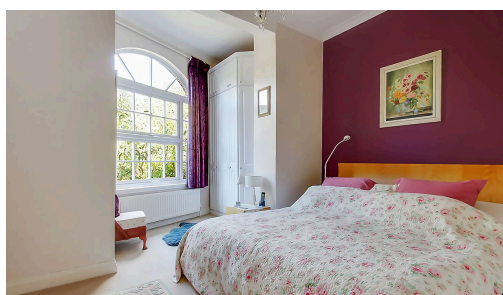
*Cooper Adams*

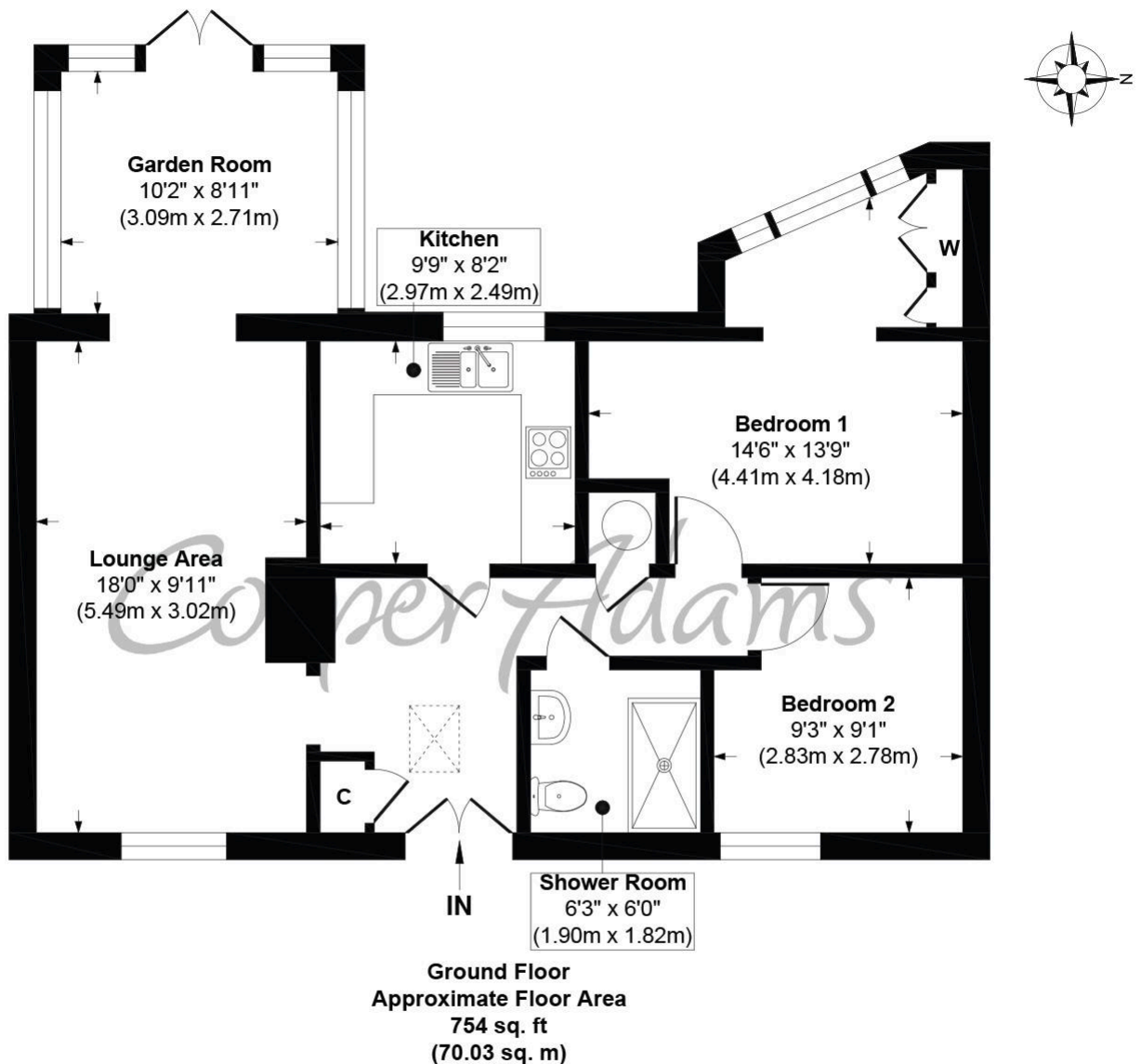
This is a beautifully presented two bedroom end of terrace character bungalow situated close to the prestigious golf course in the highly sought after Ham Manor private estate bursting with charm and character. The property features a modern kitchen and bathroom, as well as a bright conservatory that lets in plenty of natural light. The charming sitting room, complete with a cosy gas fire, creates the perfect setting for relaxed evenings in. For added convenience, the property includes a single garage located at the rear, providing easy parking and extra storage. Plus, it's being sold with no ongoing chain, offering a smooth and hassle free purchase. Outside, you'll find a delightful pretty private enclosed garden, a peaceful retreat ideal for unwinding or entertaining. Don't miss out on the chance to own this lovely home in a highly desirable location. This property is an absolute gem for any golf enthusiast with residents being offered a discount at the exclusive golf club which has a historic and picturesque parkland course.



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.





**The Coach House, Angmering, BN16 4JE**

**Approx. Gross Internal Floor Area 754 sq. ft / 70.03 sq. m**

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

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