



Lansdowne Cottages Willow Wood Close, Angmering, BN16 4BA

Freehold

Immaculate three bedroom town house • Located in a private gated development • Three en-suites • Single garage with off-street parking • Beautifully presented east facing garden • Close to schools, shops, cafes and amenities • For more information visit the [Cooper Adams website](#)

Cooper Adams

This beautifully maintained three-bedroom semi-detached townhouse offers stylish, contemporary living arranged over three floors.

The ground floor features an inviting entrance hall with a cloakroom and cloaks cupboard, leading to a fully fitted kitchen and breakfast area. A spacious sitting room opens onto a beautifully manicured, east-facing garden with a patio, perfect for relaxing or entertaining.

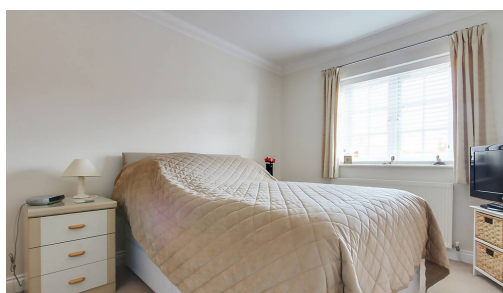
On the first floor, there are two generous double bedrooms, each with fitted wardrobes. One benefits from an en-suite shower room, while the other enjoys a private en-suite bathroom.

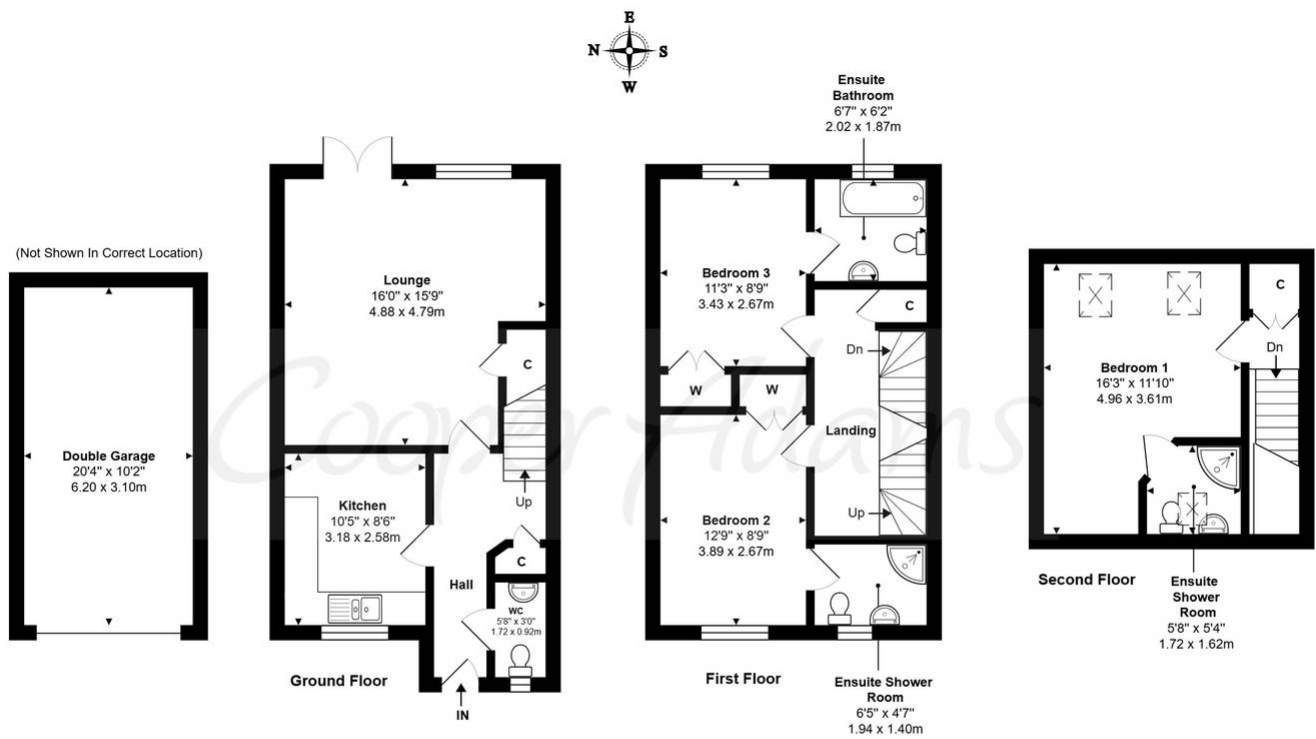
The second floor hosts the main double bedroom, complete with eaves storage and an en-suite shower room. A fitted wardrobe on the landing provides additional storage space. Outside, the property boasts a charming, landscaped garden to the rear and a single garage with a private parking space to the front, along with additional visitors' parking.



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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Total Area: 1331 ft² ... 123.6 m² (Includes Garage)

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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