



High Street, Angmering, BN16 4AH

Freehold

Three bedroom Grade 11 listed thatched cottage • Double breasted open fireplace • Good sized private garden • Character features • Walking distance to Angmering shops, schools and amenities • For more information visit the Cooper Adams website

Cooper Adams

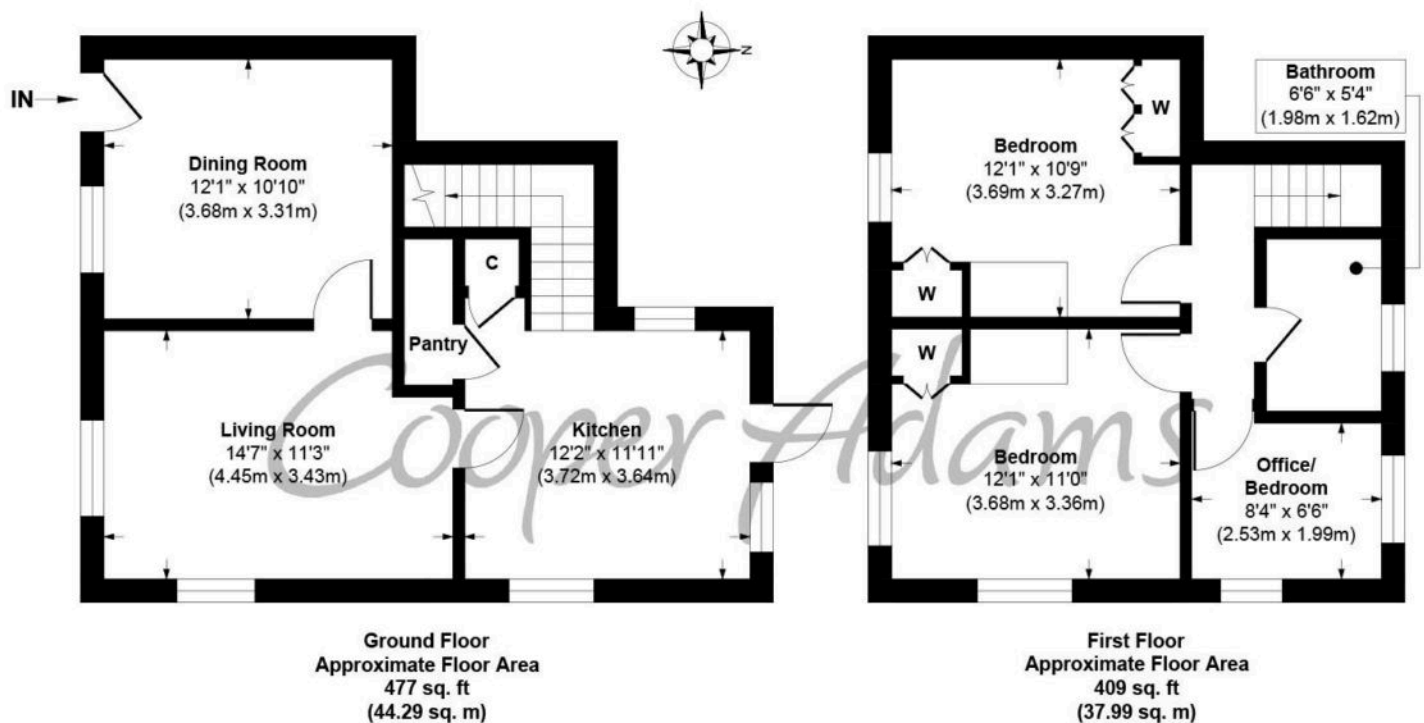
Nestled in a picturesque setting, this beautifully presented Grade II listed Georgian thatched cottage offers the perfect blend of period charm and modern comfort. With three bedrooms and a wealth of character features, this end-of-terrace home is full of warmth and appeal. Step into the dining room, where a feature fireplace and wood-effect beams create a welcoming, character-filled space. The adjoining sitting room continues the theme with matching beams and a working open fireplace, perfect for cosy evenings. The ground floor also features a bespoke, well-appointed kitchen with a specially made island, ideal for cooking and entertaining. A stable door from the kitchen opens to the rear garden, and there's also a practical walk-in larder for extra storage. Upstairs, the main double bedroom includes fitted wardrobes, as does the second spacious double. The third bedroom is currently used as a craft room but could also serve as a study or nursery. A stylish family bathroom completes the upper level. Outside, the private rear garden offers a tranquil retreat. Steps lead up to a paved seating area, followed by a lawned area backing onto fields where horses often graze. To the front, the property enjoys a charming front garden.



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.





High Street, Angmering, BN16 4AH
Approx. Gross Internal Floor Area 886 sq. ft / 82.28 sq. m

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

Copyright © Cooper Adams



You can include any text here. The text can be modified upon generating your brochure.

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. 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