



Grooms Close, Angmering, BN16 4FA

Freehold

Detached four bedroom family house • Popular Bramley Green development • Two reception rooms • Utility room • Private garden • Garage and parking • Within walking distance to shops, cafés, schools and all amenities • For more information please visit the Cooper Adams website

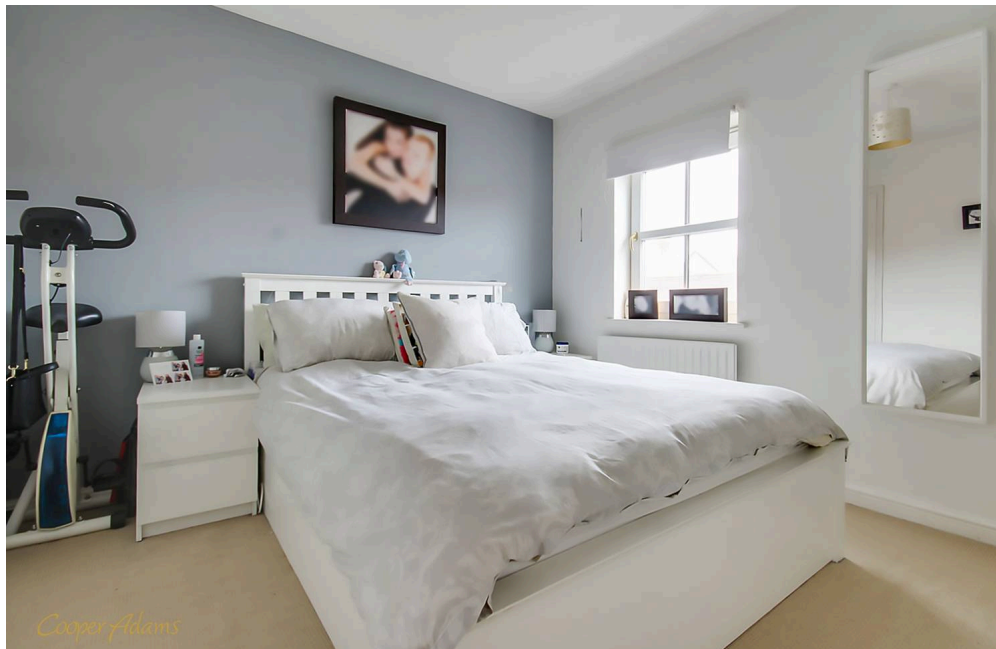
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Located in a peaceful cul-de-sac and overlooking an attractive green open space, this detached home offers spacious and versatile living throughout. The welcoming entrance hall leads to a bright, dual-aspect living room with French doors opening onto the garden, creating a perfect space for relaxation and entertaining. A separate dining room provides flexibility for use as a home office or playroom. The well-appointed kitchen/breakfast room enjoys delightful views over the rear garden and is complemented by a practical utility room and a convenient downstairs cloakroom.

Upstairs, the principal bedroom features fitted wardrobes and an en-suite shower room. Three further double bedrooms (two with fitted wardrobes) and a family bathroom complete the first floor.

Outside, the property benefits from a generous and private rear garden, a garage and parking.

Offered to the market with **no onward chain**.

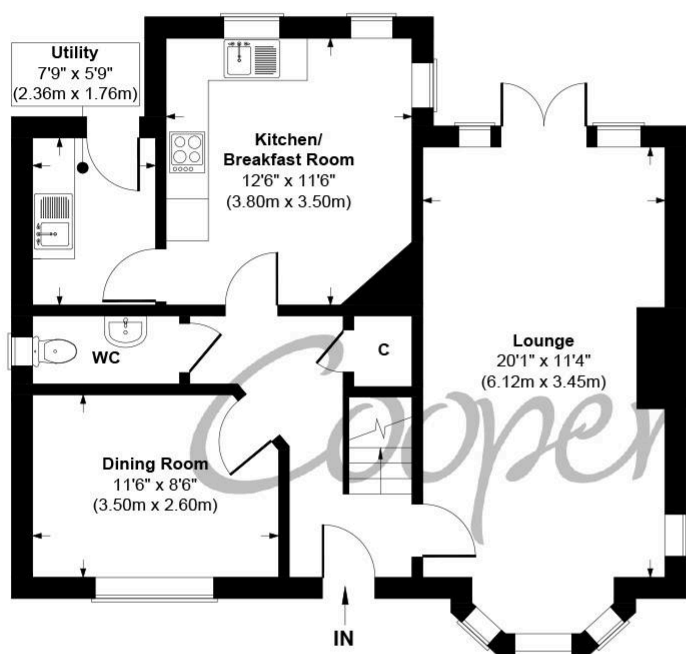


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

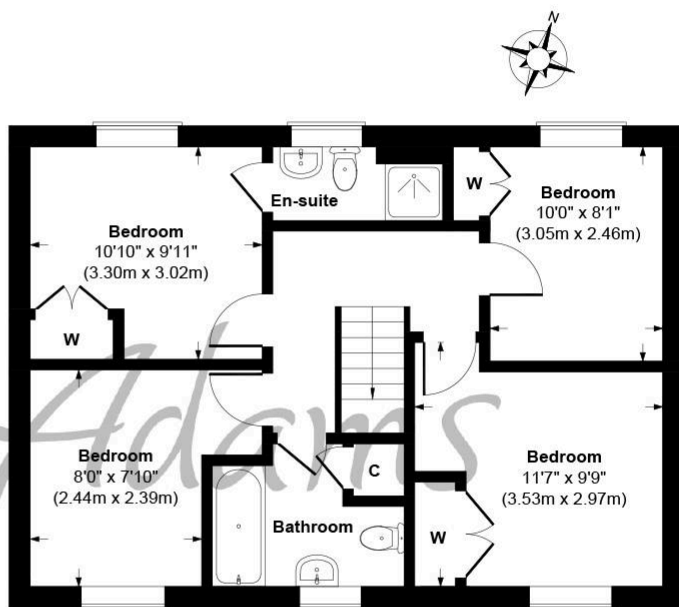
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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Ground Floor
Approximate Floor Area
669 sq. ft
(62.17 sq. m)



First Floor
Approximate Floor Area
606 sq. ft
(56.26 sq. m)

Grooms Close, Angmering, BN16 4FA
Approx. Gross Internal Floor Area 1275 sq. ft / 118.43 sq. m

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

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