



## 10 Merryfield Crescent, Angmering

£475,000 Freehold

Pretty detached chalet style house • Dual aspect lounge/dining room • Conservatory • Modern kitchen and bathroom • Single garage and driveway • Walking distance to shop and amenities • For more information go to the Cooper Adams website

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Located in a well-manicured residential area, this pretty three bedroom detached chalet-style house offers a perfect combination of comfort and convenience. It's ideally situated within walking distance to local shops and amenities, making it a fantastic choice for those seeking both ease of access and peaceful surroundings. This residence boasts a dual-aspect sitting/dining room with beautiful bay windows, complemented by a conservatory that floods the space with natural light. The property features a modern kitchen and a downstairs cloakroom for added convenience.



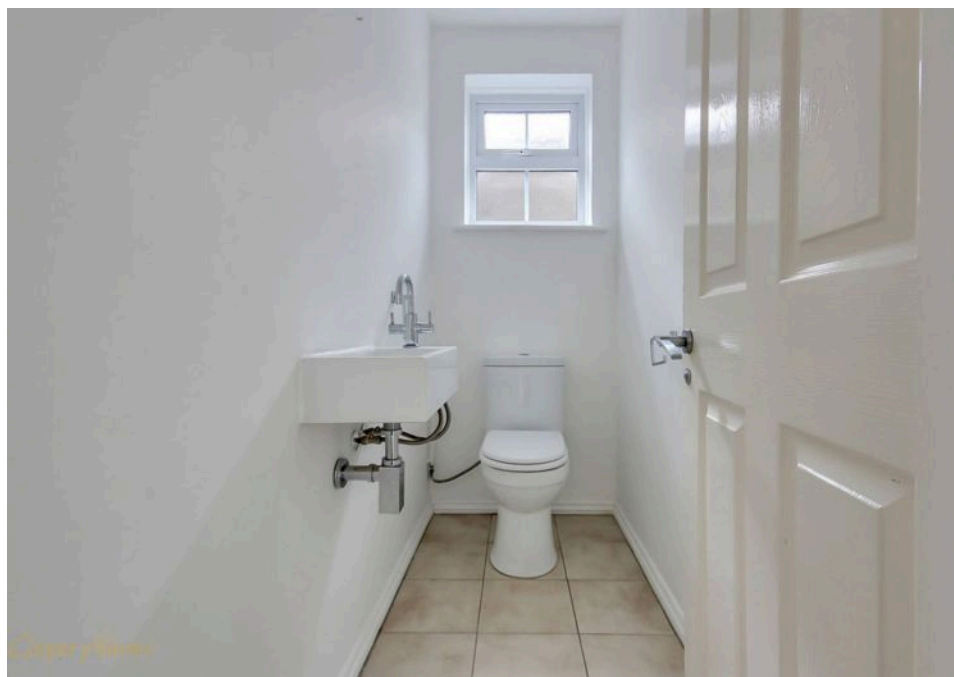
Ascending the staircase, you will find two double bedrooms with fitted wardrobes, a single bedroom, and a meticulously appointed bathroom offering a separate shower. The single garage and driveway provide ample parking space, while the enclosed garden to the rear offers a tranquil retreat.

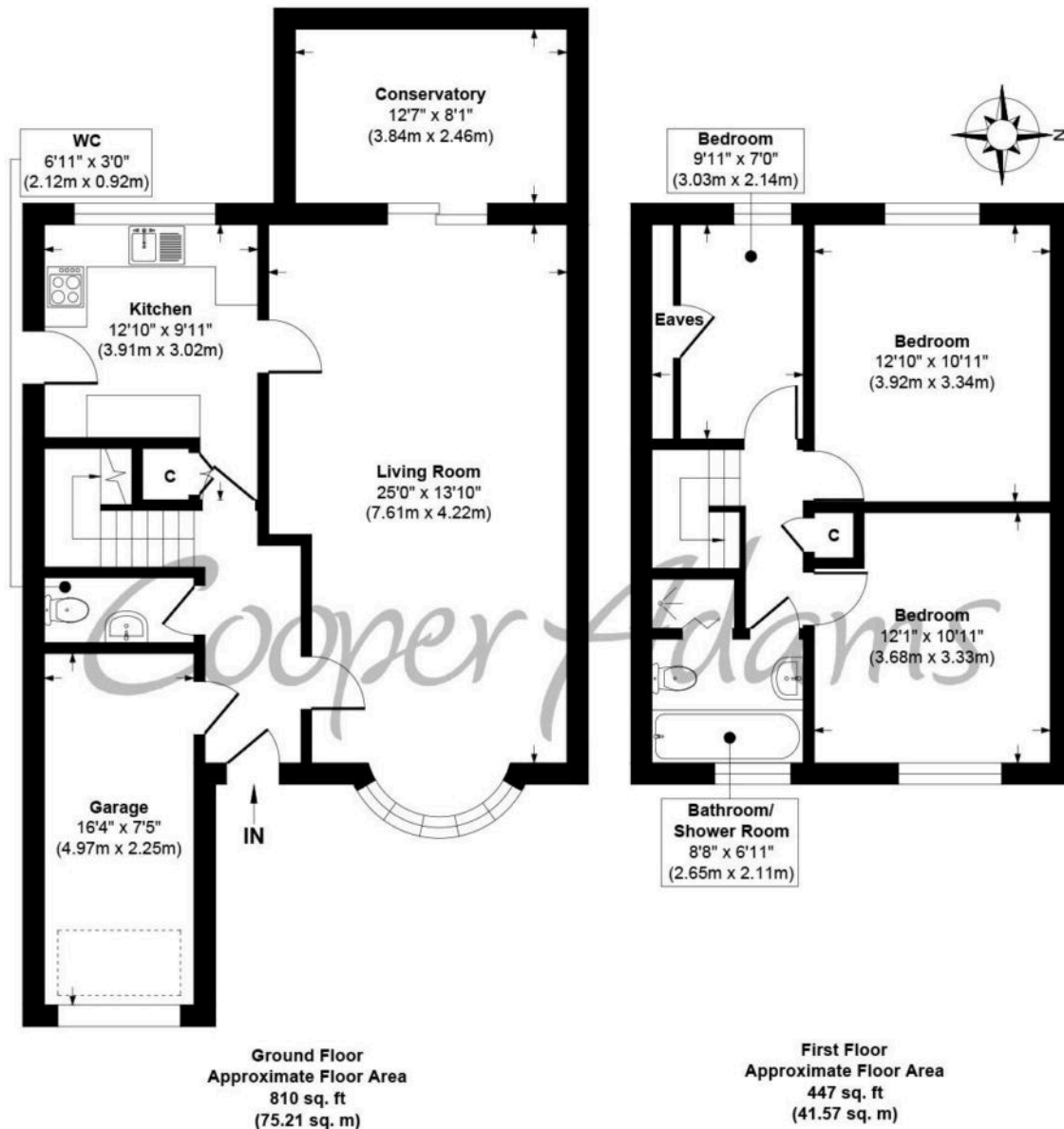


This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request



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.





**Approx. Gross Internal Floor Area 1257 sq. ft / 116.78 sq. m**

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

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