

## Haigh Copse, Angmering, BN16 4PH

Guide Price: £450,000

Delightful modern three bedroom semi-detached house • Fully fitted kitchen/dining room • Family bathroom and en-suite to main bedroom • Utility room • Off street parking for two cars • Home office in garden • Walking distance to village shops, amenities and schools • For more information visit the Cooper Adams website

*Cooper Adams*



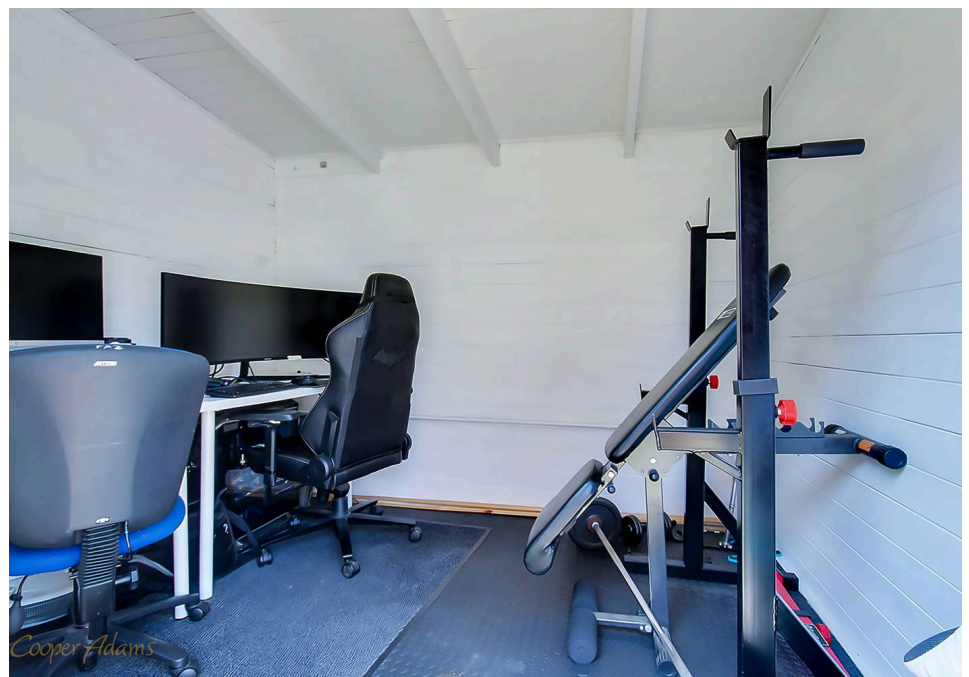
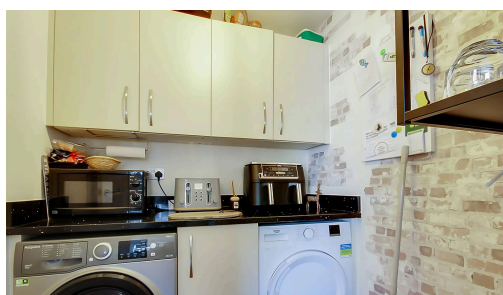
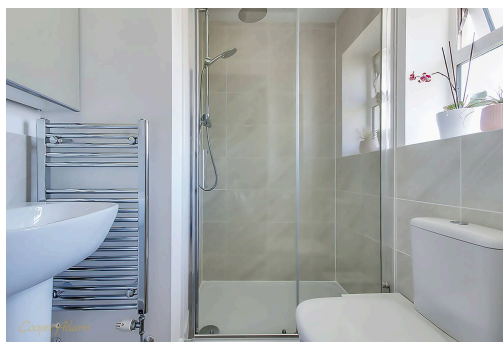
Located in a tranquil quiet area, this delightful modern three-bedroom semi-detached house presents an excellent opportunity for a growing family. Boasting a fully fitted kitchen/dining room, ideal for hosting gatherings and family meals, the property also features a family bathroom and an en-suite to the main bedroom for added convenience. The home further offers a utility room, and a double aspect sitting room providing ample natural light. Completing the interior highlights are an under stairs storage cupboard, ensuring a clutter-free living space, downstairs cloakroom and a home office in the garden, catering to remote work needs.

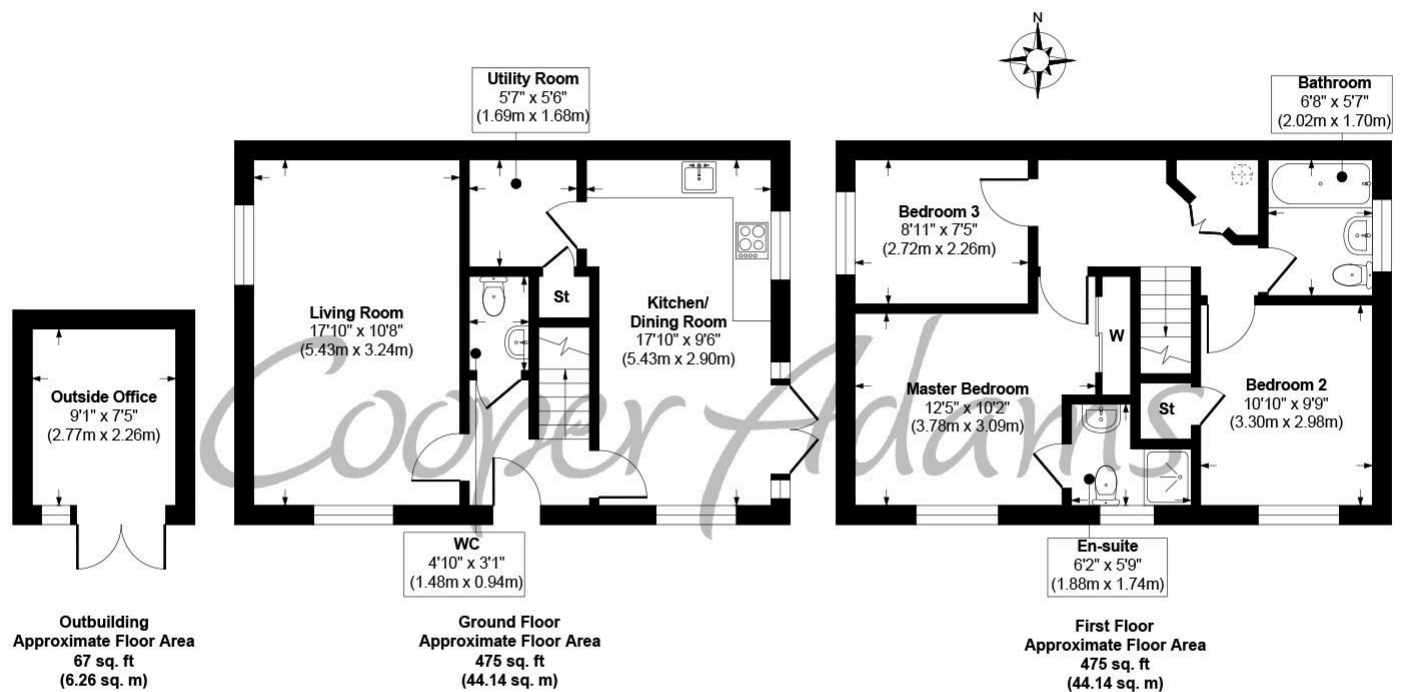
Step outside to discover the inviting west facing garden, a serene oasis where outdoor relaxation and entertainment beckon. The garden encompasses a purpose-built office equipped with power and lighting, offering a tranquil setting for working from home. A driveway provides coveted off-street parking for two cars, complementing the convenience of the property's location within walking distance to village shops, amenities, and schools. Management Estate Fee Approx £240 PA.



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.





**Haigh Copse, Angmering, BN16 4PH**  
**Approx. Gross Internal Floor Area 1017 sq. ft / 94.54 sq. m**

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

Copyright © Cooper Adams



This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested. Cooper Adams is a trading name of Cooper Adams Estates Limited registered at Bishopstone. Registered in England and Wales. Our registered number is 07127482. Our VAT Number is 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](http://www.cooper-adams.com)