



4



1



2



B





## Description

This spacious and well-presented four-bedroom townhouse occupies a desirable position in the popular Brougham Grove area of Angmering, offering a perfect blend of comfort, practicality, and modern living. Ideal for families, first-time buyers, or those looking for a property with flexible living spaces, this home provides a versatile layout that effortlessly accommodates both everyday living and entertaining.

With its bright and airy rooms, a semi-converted garage providing extra functional space, and a low-maintenance garden, this property delivers convenience and comfort in equal measure. Situated close to local schools, amenities, and transport links, it combines the best of a quiet residential setting with easy access to everything the area has to offer.

Whether you're looking for a ready-to-move-in family home, a space to work from home, or simply a property with room to grow, this townhouse is a rare opportunity in a sought-after location.

## Key Features

- Semi Detached House
- En-Suite
- Garden Room
- Freehold
- EPC - B
- Four Bedrooms
- Chain Free
- Parking
- Council Tax Band - E





#### Entrance Hall

#### Kitchen

4.54 x 2.47 (14'10" x 8'1")

#### Lounge / Diner

5.65 x 4.59 (18'6" x 15'0")

#### W.C

1.71 x 0.83 (5'7" x 2'8")

#### First Floor Landing

#### Bedroom Two

4.38 x 2.55 (14'4" x 8'4")

Measurements to include built in wardrobes

#### Bedroom Three

3.74 x 2.54 (12'3" x 8'3")

Measurements to include built in wardrobes

#### Bedroom Four

2.75 x 1.95 (9'0" x 6'4")

#### Bathroom

2.11 x 1.94 (6'11" x 6'4")

#### Top Floor Landing

Large storage cupboard

#### Bedroom One

7.50 x 3.46 (24'7" x 11'4")

Measurements to include built in wardrobes

#### En-Suite

2.52 x 1.81 (8'3" x 5'11")

#### Rear Garden

#### Garage

Up and over main door, parking to front for multiple vehicles, storage to the front and further storage above the garden room.

#### Garden Room

4.22 x 2.83 (13'10" x 9'3")

Converted in the rear of the garage, fully insulated and power with pitched roof storage above.

#### Agents Note

Annual Estate Charge - approximately £230.

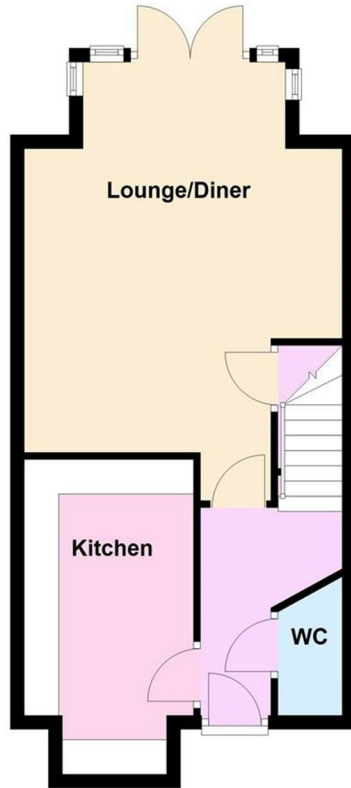




## Floor Plan Brougham Grove

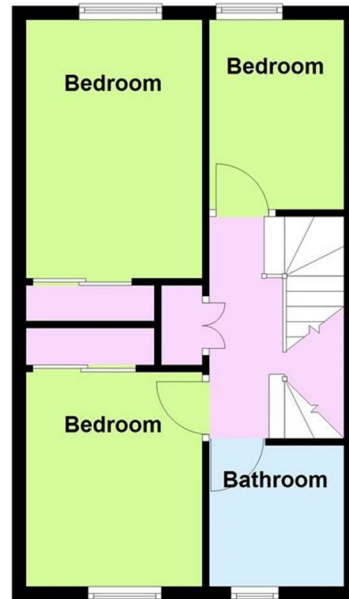
### Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



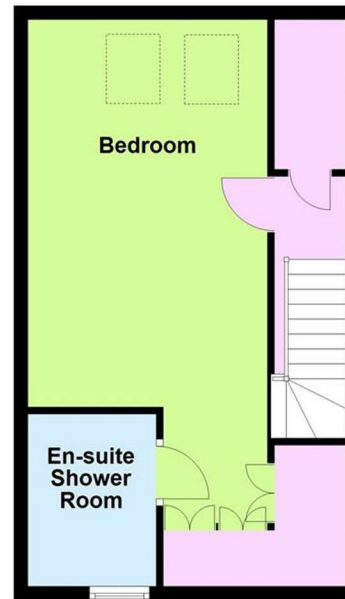
### First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



### Second Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert  
Luff & Co