



Asking Price  
**£525,000**  
 Freehold

## Ashmore Avenue, Angmering

- Detached House
- Four Bedrooms
- Two Bath/shower rooms
- Two reception rooms
- Freehold
- EPC Rating - C
- Council Tax Band - E
- West Rear Garden
- Garage & Driveway
- Viewing Essential

Robert Luff & Co are delighted to offer this Detached House situated on Bramley Green in Angmering having good links to schools, shops, village amenities and having access to the South Downs and the beach being approx 1.5 miles away. The property has entrance hall, cloakroom/w.c, two reception rooms, fitted kitchen with utility area, four bedrooms, two bath/shower rooms/w.c. Outside there is a Garage & driveway. The property has the benefit of a West facing rear garden. Other features are double glazing and gas central heating. Internal View is recommended

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## Accommodation

### Entrance Hall

accessed via front door, smooth & coved ceiling, radiator, under stairs cupboard with storage and electric fuse box, wall mounted thermostat control unit, stairs to first floor

### Cloakroom/w.c

low level w.c, wash hand basin, radiator, obscured double glazed window, smooth & coved ceiling.

### Living room 17'0" x 10'8" (5.19 x 3.26)

measurement into bay and accessed via door from the entrance hall. radiator, double glazed bay window, tv & telephone point opening through to

### Dining Room 12'5" x 8'6" (3.79 x 2.61)

radiator, smooth & coved ceiling, double glazed door onto rear garden, door to

### Kitchen 14'0" x 10'1" (4.28 x 3.097)

measurement to include fitted units and utility area in one corner. Comprising one and a half bowl single drainer sink unit with mixer taps, range of units and drawers under and over the work top surfaces, built in oven, hob and extractor, fridge freezer and dishwasher, double glazed window, part tiled walls, radiator, smooth & coved ceiling, opening to

### Utility Area

with plumbing and space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, radiator, extractor fan, door to side access and smooth ceiling

### First floor & Landing

double glazed window, radiator, access to loft space, smooth & coved ceiling

### Bedroom One 16'0" x 9'9" x 9'5" (4.9 x 2.99 x 2.88)

measurements not to include the built in wardrobes that have hanging rails and shelving, smooth & coved ceiling, radiator, double glazed bay window, tv point, door to

### En-Suite Shower room/w.c

step in shower cubicle with wall mounted shower, radiator, obscured double glazed window, low level w.c, wash hand basin, smooth & coved ceiling

### Bedroom Two 10'1" x 9'5" (3.09 x 2.89)

measurements not to include the built in wardrobes that have hanging rails and shelving, double glazed window, radiator, smooth & coved ceiling

### Bedroom Three 9'7" x 6'8" (2.93 x 2.04)

plus door recess, airing cupboard with hot water tank and shelf, hanging rail and shelving to two sides of the room, radiator, double glazed window, smooth ceiling

### Bedroom Four 9'6" x 6'11" (2.91 x 2.11)

radiator, double glazed window, smooth & coved ceiling

### Outside

#### Front Garden

shingle border, gate to rear garden to the south side of the house

#### Garage & Driveway 16'10" x 9'0" (5.15 x 2.76)

driveway to the side of the house providing ample parking leading to garage with up and over door, light. gate from driveway to the rear garden

#### West Facing Rear Garden

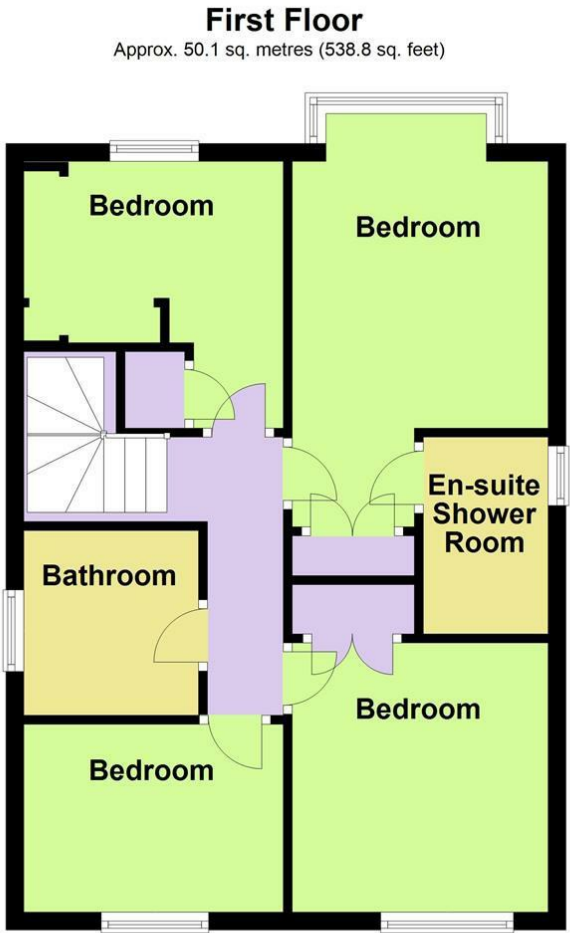
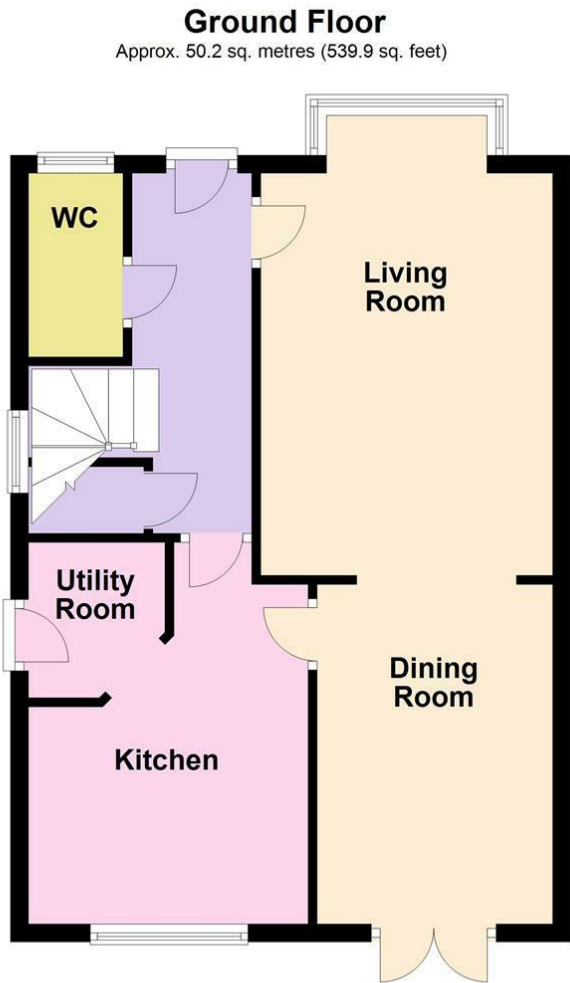
laid to lawn, flower and shrub border, shaped patio, shed



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Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	84
		EU Directive 2002/91/EC	

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

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.