



3



1



2



B



Description

Robert Luff & Co are please to present this three bedroom semi detached house located on Ecclesden Park in Angmering. The property offers three double bedrooms (one with an en-suite) and family bathroom upstairs. Downstairs living includes a lounge, kitchen / diner and W.C. The property also benefits a large rear garden, off road parking for multiple cars, and the remainder of a 10 NHBC guarantee. The property is located close to local schools and shops with Angmering village a short distance away and it is being offered with no ongoing chain.



Key Features

- Semi Detached House
- En - Suite
- Chain Free
- Remainder of 10 year NHBC
- Freehold
- Three Double Bedrooms
- Large Garden
- Kitchen / Diner
- EPC - B
- Council Tax Band - D





Entrance Hall

Lounge
5.73 x 3.58 (18'9" x 11'8")

Kitchen / Diner
3.59 x 4.73 (11'9" x 15'6")

W.C
1.53 x 1.05 (5'0" x 3'5")

First Floor Landing

Bedroom One
3.81 x 3.26 (max) (12'5" x 10'8" (max))

En-Suite
1.38 x 2.52 (4'6" x 8'3")

Bedroom Two
2.46 x 4.44 (8'0" x 14'6")
To include built in wardrobes

Bedroom Three
3.45 x 2.18 (11'3" x 7'1")

Bathroom
1.93 x 2.25 (6'3" x 7'4")

Front Garden
Off road parking for multiple cars, access to rear garden via side gate.

Rear Garden
Mainly laid to lawn, patio area, garden shed, side access gate to front of property.

Agents Note
Estate Charge - £220 PA approx.



