REDWOOD & SONS
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Fairlawn Station Road

Angmering, BN16 4HN

Guide price £750,000

GUIDE PRICE £750,000 - £775,000. Located in the charming village of Angmering, this spacious family home has recently undergone a full renovation and finished to a high specification. The accommodation includes: glass-covered storm porch; spacious entrance hall with storage cupboard; cloakroom; stunning open-plan kitchen, dining, and family room, with under-floor heating, which boasts elegant granite worktops and integrated appliances including double-oven, hob, extractor unit, dishwasher, full-height fridge and wine cooler. The thoughtfully designed island with a dining end creates a perfect spot for enjoying meals, while the patio doors seamlessly connect the additional living area to the outdoor seating space. The family area features a fireplace with log-burner and window overlooking the garden. In addition, there is a useful pantry and utility room plus rear porch with access door to the garden. There is an additional separate living room with further fireplace and log-burner plus patio doors leading to the conservatory which has a further set of patio doors opening onto the rear garden. A double bedroom completes the ground-floor accommodation. Upstairs is a spacious landing, two further double bedrooms, both with built-in storage cupboards, and the stylish bathroom with separate shower. Set on a good-sized plot, the home is surrounded by a large area of lawn, complemented by several seating areas, greenhouse and a variety of mature shrubs and trees. The property also benefits from a useful self-contained outbuilding with home office / additional bedroom and shower room. Parking is available on the block-paved driveway for up to 3 vehicles plus and EV charging point. Situated close to Angmering Village with shops, schools, amenities, bus routes and mainline train station. Tenure - freehold. EPC - E. Council Tax Band - F.

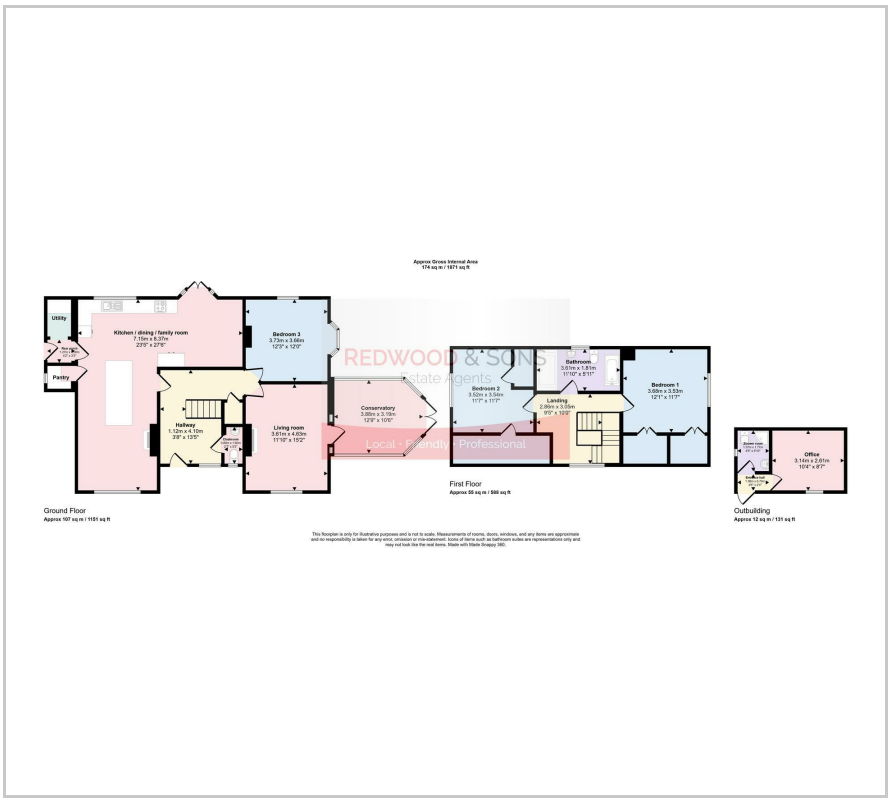
- Character property with outbuilding - recently refurbished to high standard
- Stylish open-plan kitchen / dining / family room
- Large garden - driveway for 3 vehicles - EV charge point
- 3 double bedrooms
- Living room
- Conservatory
- Bathroom with separate shower
- Utility
- Outbuilding / office / shower-room

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

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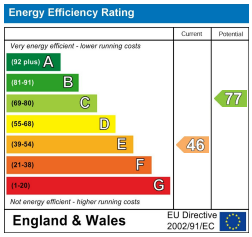
Floor Plan

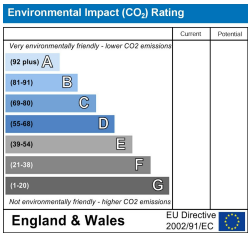


Area Map



Energy Efficiency Graph













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