

9 Maytree Close

Angmering, Littlehampton, BN16 4EZ

£1,995 Per month

Council Tax Band F

OPEN HOUSE THURSDAY 7TH AUGUST -
By Appointment Only. A stunning, fully
refurbished three-bedroom, three-
bathroom detached family home,
situated in a favoured Angmering
location.

The accommodation comprises;
entrance hall, luxury high-gloss kitchen
breakfast/dining room, lounge with bi-
fold doors opening onto the beautifully
landscaped, west-facing rear garden. A
ground floor bedroom with an ensuite
bathroom and a futher WC complete
the ground floor accommodation.

The first floor features two further
spacious bedrooms, each with ensuite
shower rooms.

Externally, the home benefits from a
front garden, off road parking, and an
integrated garage.

Located in the sought-after Maytree
Close, the property is ideally positioned
for Angmering village, which offers a
wide range of everyday amenities.
Nearby attractions include Rustington
Golf Centre, Ham Manor Golf Club,
Lane's Health Spa. The nearest
mainline railway station, Angmering-on-
Sea, provides excellent transport links
to major towns and cities.

Offered Unfurnished, the property is
available early September 2025.

ENTRANCE

Entrance Hall





Luxury Kitchen Breakfast Room
13'0 x 19'9 (3.96m x 6.02m)

Lounge
16'6 x 13'0 (5.03m x 3.96m)

Ground Floor WC

Ground floor Bedroom
10'9 x 14'8 (3.28m x 4.47m)

Ensuite bathroom

FIRST FLOOR LANDING

Bedroom Two
14'4 x 10'3 (4.37m x 3.12m)

Ensuite Shower Room

Bedroom Three
14'0 x 10'4 (4.27m x 3.15m)

Ensuite Shower Room

OUTSIDE

Rear Garden

Front Garden

Off Road Parking

Garage



Floor Plan



Viewing

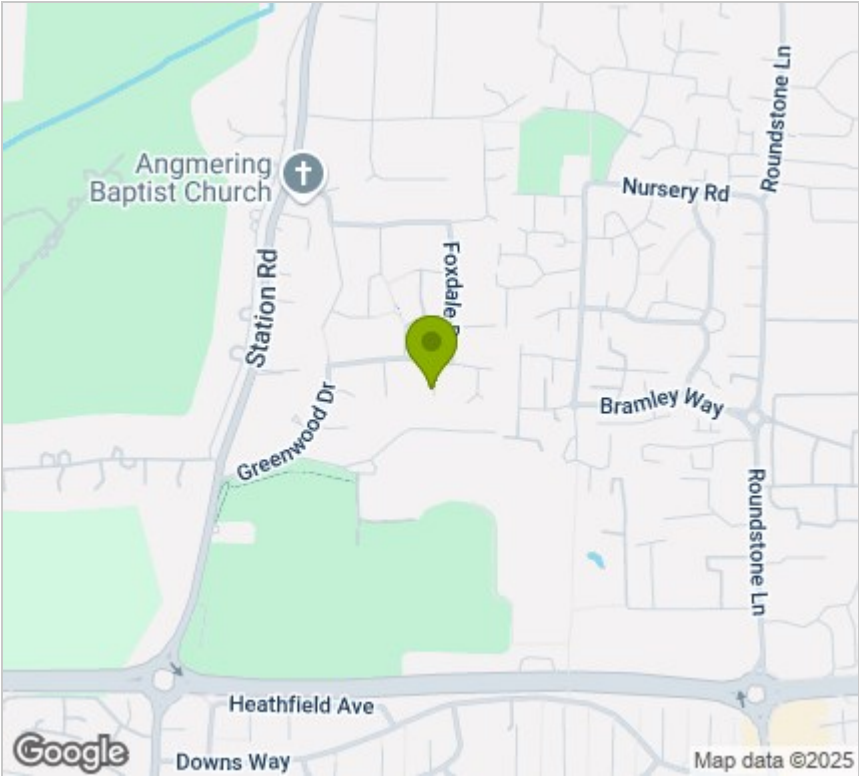
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

