



**JAMES & JAMES**  
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Elphin North Drive  
Angmering, Littlehampton, BN16 4JJ

Guide price £800,000

Freehold Council Tax Band F



Backing onto Ham Manor golf course is this versatile detached chalet style property offered for sale with no onward chain.

In brief, the accommodation comprises entrance porch into spacious entrance hall with storage cupboard, triple aspect lounge with pleasing outlook over the golf course, summer house, kitchen/diner, separate dining room, ground floor master bedroom with en-suite bath & shower room.

To the first floor are two interlinking bedrooms with an en-suite bathroom and large walk-in roof space.

Externally, the front of the property is arranged to provide ample off-road parking via a shingle driveway. There is an outer lobby with storage cupboards, a w/c that serves the good size garage with an inspection pit and electric remote control up & over door. To the rear of the garage is a workshop with butler sink.

The rear garden is a particular feature of the property, being West facing and opening straight on Ham Manor golf course. There is an ornate fish pond, vegetable plots, greenhouse, timber shed, and electric pull out awnings.

The property boasts versatile accommodation and internal viewing is considered important to appreciate the overall potential of this superb home. Situated in North Drive, the property is close to Angmering village, which caters for everyday needs. The nearest mainline railway station is Angmering-on-Sea which gives great links to most major towns and cities. Please call the vendor's sole agent to arrange your private viewing tour.

Enclosed entrance porch  
7'9 x 3'11 (2.36m x 1.19m)

Entrance hall  
11'6 x 11'4 (3.51m x 3.45m)

Triple aspect lounge  
20'3 x 13'1 (6.17m x 3.99m)





Garden room  
11'11 x 11'2 (3.63m x 3.40m)



Dining room  
13'9 x 11'11 (4.19m x 3.63m)



Kitchen/diner  
19'0 x 12'4 (5.79m x 3.76m)



Outer lobby  
10'9 x 5'7 (3.28m x 1.70m)

W/c

Archway opening onto garage  
17'9 x 12'6 (5.41m x 3.81m)

Workshop  
8'11 x 5'2 (2.72m x 1.57m)

Ground floor bedroom  
12'2 x 13'2 (3.71m x 4.01m)

En-suite bath & shower room  
8'6 x 10'1 (2.59m x 3.07m)

Stairs to first floor

Bedroom two  
14'5 x 12'9 (4.39m x 3.89m)

En-suite bathroom  
9'11 x 6'1 (3.02m x 1.85m)

Large eaves storage with head height

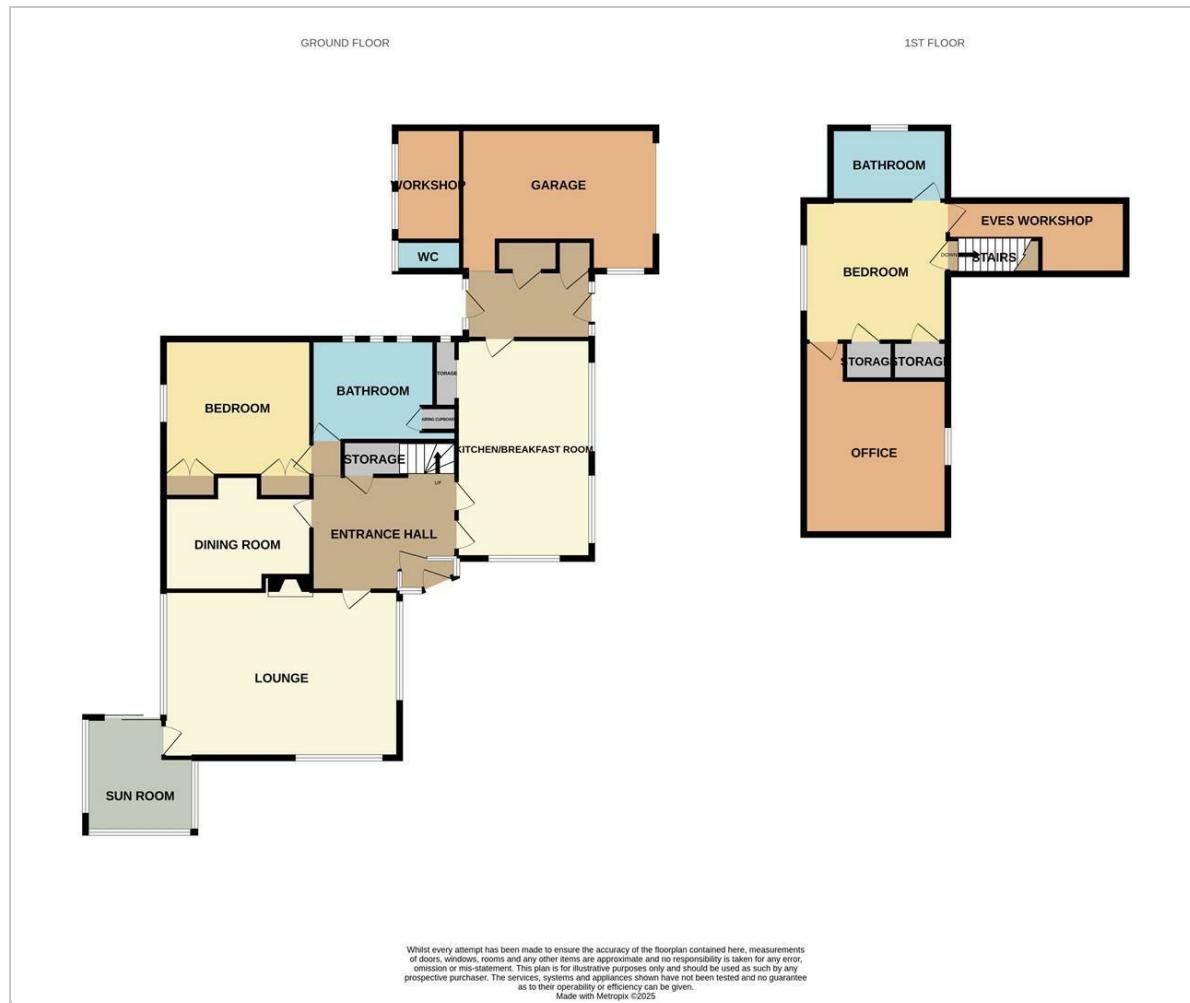
Interlinking bedroom three  
16'10 x 12'4 (5.13m x 3.76m)

Large shingled driveway

Feature rear garden



## Floor Plan



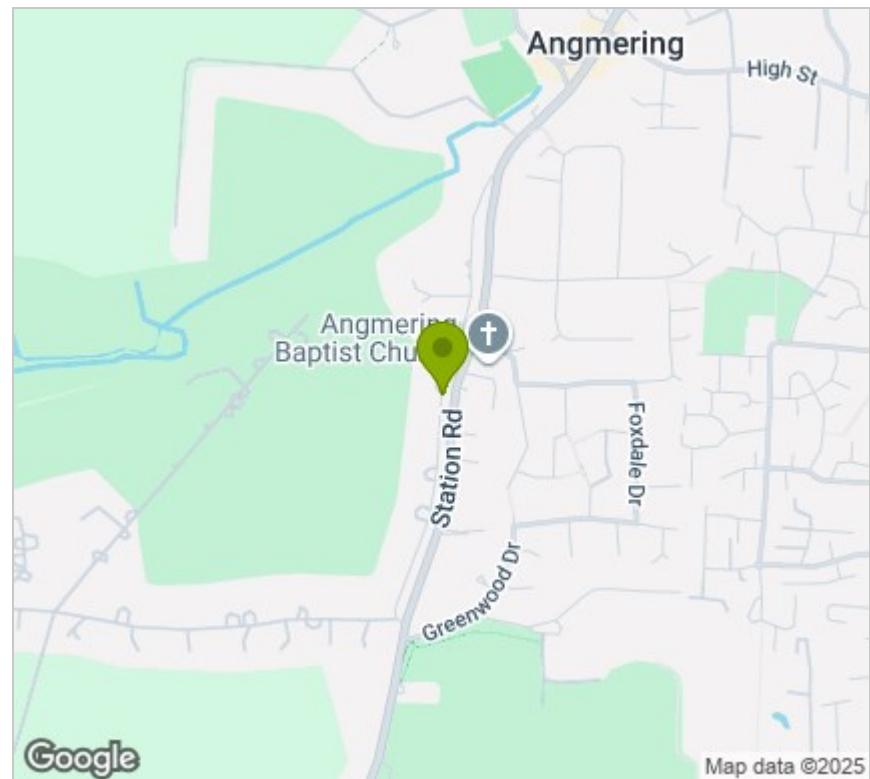
## Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

