



42 Greenwood Drive, Angmering, BN16 4ND
Asking Price £525,000



An attractive FOUR BEDROOM detached house in the popular location of Angmering village. This property is well presented throughout and accommodation consists of; an entrance porch, hall way, feature open plan kitchen/dining room, conservatory, lounge, ground floor cloakroom, first floor landing, four double bedrooms, family bathroom and en-suite shower room, loft, private driveway, garage, and SOUTH FACING rear garden.

- Four Bedroom Detached House
- Driveway
- Garage
- Open Plan Living/Dining Room
- South Facing Rear Garden
- Presented Well Throughout
- Popular Location
- Conservatory





Entrance Hall

Storm porch leads you into entrance hall. Floorboards throughout. Radiator.

Living Room

4.85 x 3.82 (15'10" x 12'6")

Floorboards throughout. Two double glazed windows with a further feature bay with double glazed window. Radiator. Wall mounted electric heater.

Downstairs W/C

floorboards throughout. Fully tiled walls. Low level W/c with wall mounted wash hand basin. Door providing access to under-stair cupboard.

Open Plan Kitchen/Dining Room

3.52 x 5.15 (11'6" x 16'10")

floorboards throughout. The kitchen area briefly comprises of; Modern fitted kitchen with a range of matching wall and base units. Roll edge oak work surfaces. Inset spotlights throughout. Part tiled walls. Inset sink with drainer. Double glazed window.

Conservatory

2.22 x 2.22 (7'3" x 7'3")

floorboards throughout. Double glazed sliding door providing access to private rear garden.

Stairs leading to;

First Floor Landing

carpeted throughout. Radiator. Hatch providing access to loft.

Bedroom One

4.26 x 3.57 (13'11" x 11'8")

Carpeted throughout. Double glazed window with a further feature bay with double glazed window. Radiator. Fully integrated wardrobes with sliding doors. Door providing access to;

En-suite

Tiled affect flooring. Fully tiled walls. Low level W/c. Fitted vanity sink unit with storage cupboard below. Shower cubicle accessed via glass sliding door. Wall mounted heated towel rail. Frosted double glazed window.

Bedroom Two

3.91 x 2.59 (12'9" x 8'5")

Carpeted throughout. Radiator. Double glazed windows. Door providing access to built in wardrobe.

Bedroom Three

3.62 x 2.73 (11'10" x 8'11")

Carpeted throughout. Two Double glazed window. Radiator.

Bedroom Four

2.64 x 2.58 (8'7" x 8'5")

Carpeted throughout. Double glazed Window. Radiator.

Family Bathroom

Tiled flooring throughout. Fully tiled walls. Low level W/c. Inset vanity sink unit with storage cupboard below. Panelled bath with showed head attachment above. Wall mounted Heated Towel rail.

Rear Garden

Mainly laid to lawn with mature tree and shrub borders. patio area and further seating area laid to pebbles. Side access both sides. Door providing access to attached garage.

Front Garden

lawned area with a mature shrub boarder. Access to private driveway providing parking for multiple cars

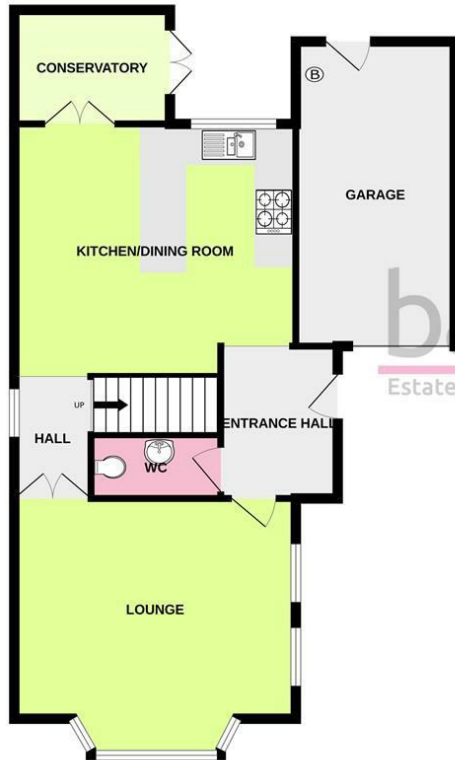
Garage

5.25 x 2.59 (17'2" x 8'5")

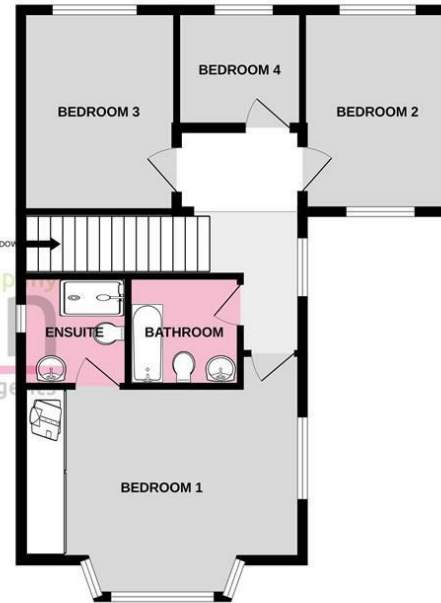
access via up and over door. Single glazed window. Wall mounted Combination boiler.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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