



41 Eyebright Lane, Angmering, BN16 4AW
Asking Price £650,000

and company
bacon
Estate and letting agents



LIMITED PLOTS AVAILABLE – MOVE IN THIS SUMMER!

Attractive four bedroom detached home located within walking distance of Angmering village. The home comes fully turnkey and briefly comprises; open plan kitchen/family room, utility room, downstairs cloakroom, family bathroom, four bedrooms with the principle bedroom benefiting from an en-suite. Each home has been individually designed and crafted with space, practicality, and comfort in mind. Fitted with fully integrated high-end kitchens, as well as premium bathrooms and en-suites, this home also has a generous garden, garage and two parking spaces equipped with an EV charging point.

- Brand New Roffey Homes Development
- Bespoke Private Cul de Sac Of Just 32 Homes
- Choice Of 2-, 3-, 4- or 5-Bedroom Houses
- Interior Designed
- Secluded Location Close To Angmering Village
- Quality Integrated Kitchens
- Stylish Bathrooms & En Suites
- Underfloor Heating & Radiators
- All Homes With Either Parking Spaces/Garages/Car Barns & EV Charging Points
- 10-Year LABC Warranty





Location

Presenting Meadow Gate, the brand new bespoke Cul de Sac private housing development by award-winning Worthing developers Roffey Homes. Positioned close to Angmering Village centre, and located off High Street, in a secluded position and surrounded on three sides by mature trees and hedgerows, you'll find a collection of just 32 private two, three, four and five bedroom homes, built to exacting standards and benefiting from a wealth of features that are synonymous with Roffey Homes.

Property Features

Each home has been individually designed and crafted with space, practicality, and comfort in mind. Fitted with fully integrated high-end kitchens, as well as premium bathrooms and

en-suites, each home also has a generous garden and at least two parking spaces equipped with an EV charging point.

The development will consist of:-

- * Six flint-fronted two-bedroom terrace and end of terrace homes
- * Eleven three-bedroom semi and detached homes
- * Eleven four-bedroom semi and detached homes
- * Four five-bed detached homes

Roffey Homes

With a heritage spanning more than 60 years and a number of awards to their name, Roffey Homes' pedigree speaks for itself. Renowned for the high quality of their builds and meticulous attention to detail in every aspect of

their developments, Roffey Homes construct properties with immense care and maintain a sharp focus on sustainability and efficient running costs.

Each of the homes at Meadow Gate follows these principles, benefiting from air-source heat pumps which provide underfloor heating on the ground floor, downstairs cloakrooms, and generous living spaces. Master bedrooms will have fitted wardrobes as standard and high-quality flooring will be laid throughout.

Required Information

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





GROUND FLOOR HOUSE TYPE E

| | | | | | | |
|-------------|-------|---|-------|-------|---|-------|
| Family Room | 10'0" | x | 9'9" | 3,05m | x | 2,97m |
| Kitchen | 12'0" | x | 8'6" | 3,65m | x | 2,58m |
| Living Room | 16'9" | x | 12'4" | 5,11m | x | 3,76m |


Floorplans show Plots 16 & 22 / Floorplans for Plot 14 are mirrored

FIRST FLOOR HOUSE TYPE E

| | | | | | | |
|-------------------|-------|---|-------|-------|---|-------|
| Principal Bedroom | 12'4" | x | 9'11" | 3,75m | x | 3,02m |
| Bedroom 2 | 13'4" | x | 8'10" | 4,06m | x | 2,70m |
| Bedroom 3 | 12'1" | x | 8'10" | 3,68m | x | 2,68m |
| Bedroom 4 | 12'4" | x | 7'3" | 3,75m | x | 2,20m |

W = Wardrobe. C = Cupboard. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult our sales team for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.

