



5 Hidcote Lane, Angmering, BN16 4AW  
Asking Price £360,000

and company  
**bacon**  
Estate and letting agents



## LAST TWO 2-BEDROOM HOMES REMAINING - 60% NOW RESERVED

Flint fronted two bedroom terrace home located within walking distance of Angmering village. The home comes fully turnkey and briefly comprises; open plan living/family room and kitchen, downstairs cloakroom, two double bedrooms & family bathroom. 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.

- 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.

### 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.

### Kitchen

3.81 x 2.17 (12'5" x 7'1")  
Individually styled contemporary German kitchen. Slimline 25mm square edged engineered worktop with matching upstands. Stainless-steel one and a half bowl sink with chrome mixer tap. LED under wall unit lighting. Glass splashback to hob. Bosch multifunctional stainless-steel fan assisted electric oven. Bosch 4 zone ceramic hob with stainless-steel extractor hood. Bosch integrated fridge/freezer. Bosch integrated dishwasher. Bosch integrated washer/dryer.

### Living/Family Room

5.30 x 4.35 (17'4" x 14'3")  
Karndean flooring to kitchen/family room. Matt white emulsion to ceilings and Chiltern White to walls. TV Plate. Fibre optic cabling. UPVC double glazed windows.

### Downstairs W/C

### Bedroom One

4.35 x 2.90 (14'3" x 9'6")  
Full height built-in wardrobe with sliding doors to principal bedroom. Matt white emulsion to ceilings and Chiltern White to walls. Carpet. TV plate. Fibre optic cabling.

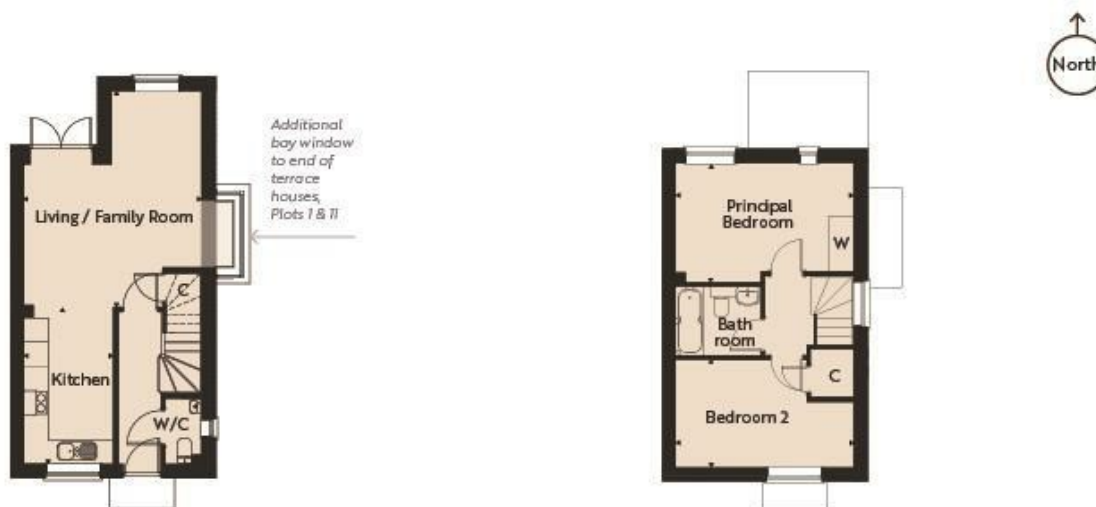
### Bedroom Two

4.35 x 2.62 (14'3" x 8'7")  
Matt white emulsion to ceilings and Chiltern White to walls. Carpet. TV plate. Fibre optic cabling.

### Bathroom

Contemporary styled bathrooms with white sanitary ware and anthracite strata bathroom furniture. Black taps and shower fittings. Black towel warmers. Fully tiled walk-in showers to en suites. Full height tiled walls in bath / shower areas. Half height tiled walls in bath areas with shower attachment. Shaver socket.





#### GROUND FLOOR HOUSE TYPE A

Living / Family Room*	17'5"	x 14'3"	5,30m x 4,35m
Kitchen	12'6"	x 7'1"	3,81m x 2,17m

\*Room increases in size into bay area on Plots 7 & 11

#### FIRST FLOOR HOUSE TYPE A

Principal Bedroom	14'3"	x 9'6"	4,35m x 2,90m
Bedroom 2	14'3"	x 8'7"	4,35m x 2,62m

Floorplans show Plots 3, 7 & 11 / Floorplans for Plots 1, 5, & 9 are mirrored

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

