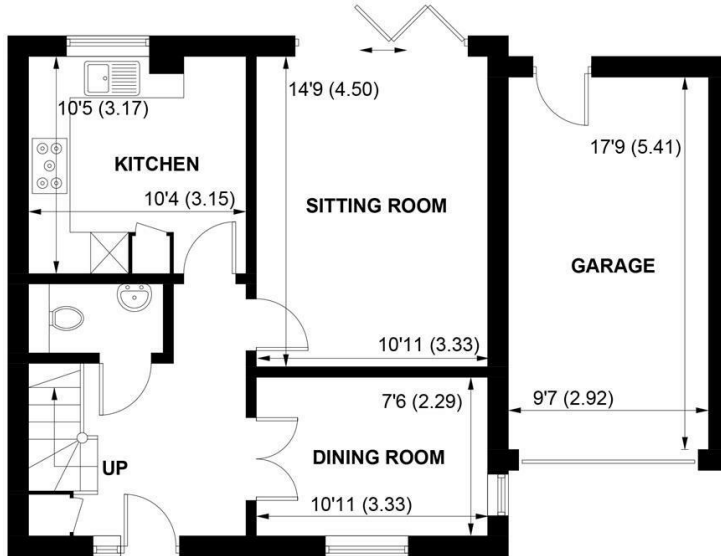


The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive font.

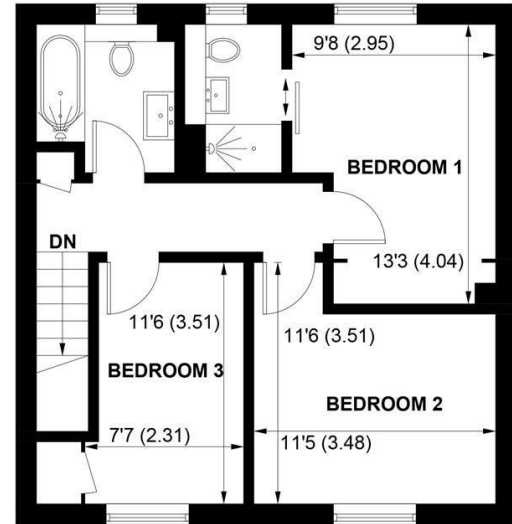
Sims Williams



7 STARLING VIEW, ARUNDEL ROAD, ANGMERING, WEST SUSSEX, BN16 4ET



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1000 SQ FT / 92.9 SQ M
GARAGE = 169 SQ FT / 15.7 SQ M
TOTAL = 1169 SQ FT / 108.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£485,000 Freehold

7 STARLING VIEW, ARUNDEL ROAD, ANGMERING, BN16 4ET

- Small development of 9 properties
- Brand New 3 Bedroom House
- Westerly Aspect Rear Garden
- Shaker Style Kitchen
- En-suite shower room
- 2 Reception Rooms
- Underfloor Heating
- Driveway to Garage
- 10 Year NHBC

EPC RATING

Current = TBC
Potential = TBC

COUNCIL TAX BAND

Band = D

Starling View is a development of just 9 properties in a private Cul de Sac located off Arundel Road, Angmering. Angmering Village Square has a good range of amenities including a post office, various shops, coffee shops, two public houses, doctors' surgery, pharmacy and library. There is also a good selection of schools in Angmering.

Angmering mainline railway station is around 1.5 miles away. There is also good road access to Worthing, Chichester, Brighton and Portsmouth via the A27.

The Bailliffscourt is a stylish, semi-detached 3 bedroom family home which provides comfortable living accommodation, a stylish contemporary Shaker Style Kitchen with integrated AEG appliances, 2 Reception Rooms with bifold doors from the lounge onto the turfed rear garden. There is also a ground floor cloakroom.

On the first floor there are 3 bedrooms and a stylish en-suite shower room and family bathroom fitted with a contemporary suite with tiled walls and flooring

Heating and hot water is provided via Air Source Heat Pumps by Mitsubishi and energy-efficient underfloor heating is installed by New Heat to give a comfortable and maintenance-free environment whilst creating space, as

radiators are not required. The Multi Ventilation Heat Recovery system by Brink Flair allows for fresh air from outside to circulate whilst using recovered heat from ventilated air. Each home has Lithe Audio Bluetooth connectivity to ceiling speakers spread around the home giving you sound from your chosen devices wherever you want it plus Business Speed Fibre Optic Broadband is available to each home.

Outside the westerly aspect rear garden is laid to lawn with a patio, outside tap and rear door to garage. A block paved driveway leads to the garage with an electric up and over door, where there is also an electric vehicle charging point installed.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions...

From the A27 Arundel Road heading west from Worthing to Arundel, turn left at the bottom of Hammerpot Hill into Arundel Road (B225). Starling View is the first close on the right.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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