

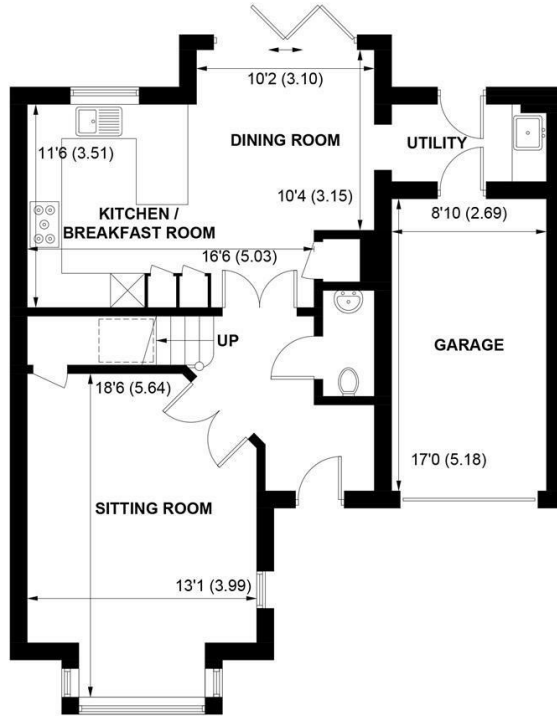


Sims Williams



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





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1604 SQ FT / 149.0 SQ M
(INCLUDING GARAGE)**

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

£665,000 Freehold

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

- Select Development of 9
- Brand New 4 Bedroom House
- Stylish Kitchen/Dining Room
- Master with Ensuite
- 3 Further Bedrooms
- Underfloor Heating
- Electric Car Charging Point
- Driveway to Garage
- 10 Year NHBC

EPC RATING

Current =
Potential =

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 Petworth at Starling View is a stylish Detached 4 bedroom family home which provides comfortable living accommodation with underfloor heating throughout. The stylish open plan kitchen/dining room is fitted with a Shaker Style Kitchen with integrated AEG appliances and from the dining room there are bifold doors out to the rear garden. There is a spacious sitting room with bay window, ground floor WC and separate utility room.

On the first floor there are 4 bedrooms with fitted wardrobes 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



