



7 East Drive, Ham Manor, Angmering BN16 4JH  
**£1,150,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Private Ham Manor Estate**
- **4 Bedrooms - 2 En Suites**
- **Extended Lounge & Dining Room**
- **Feature Galleried Landing**
- **Versatile & Spacious Accommodation**
- **Internal Viewing Recommended**
- **Double Garage**
- **Large Established Gardens**
- **EPC Rating: - C**

A detached chalet style house which is pleasantly situated within the private Ham Manor Estate. The accommodation is spacious and versatile and both the lounge and dining room have been extended with delightful views across the good size established gardens.

There are two luxury refitted en suite bath/shower rooms with underfloor heating to the master bedroom and second bedroom along with a family shower room/WC.

Features include gas fired central heating, fitted kitchen with built in appliances, electric up and over garage door, delightful galleried landing and the property is in excellent decorative order throughout.

Outside there is a private drive to the front which provides off road parking for several vehicles and accesses the detached double width garage with personal door to the rear garden and roof storage space.

The rear garden is a particular feature being a good size and well established with large areas of lawn and patio.

We would strongly recommend internal viewing to fully appreciate the property, location and gardens.

The property is located in a small cul-de-sac within the gated private Ham Manor Estate in Angmering village. East Drive runs off Station Road which provides easy access to Angmering village and surrounding areas. Angmering mainline railway station is within easy reach as are local shops. Ham Manor Golf Course is also accessed from the estate.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 239.3 sq. metres (2575.9 sq. feet)

**GROUND FLOOR**

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**LOUNGE**

25' 1" x 18' 2" (7.65m x 5.54m)

**DINING ROOM**

16' 10" x 14' 2" (5.13m x 4.32m)

**KITCHEN/BREAKFAST ROOM**

17' 6" x 15' 1" (5.33m x 4.6m)  
max

**UTILITY ROOM**

7' 9" x 6' (2.36m x 1.83m)

**BEDROOM 2**

15' 7" x 14' 2" (4.75m x 4.32m)  
max

**EN SUITE**

**FIRST FLOOR**

**GALLERIED LANDING**

**MASTER BEDROOM**

20' x 18' (6.1m x 5.49m)  
max

**EN SUITE BATH/SHOWER ROOM**

**BEDROOM 3**

14' 2" x 9' 7" (4.32m x 2.92m)

**BEDROOM 4**

14' 2" x 12' (4.32m x 3.66m)

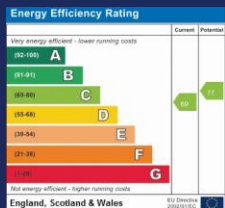
**FAMILY SHOWER ROOM/WC**

**OUTSIDE**

**LARGE PRIVATE DRIVE**

**DETACHED DOUBLE WIDTH GARAGE**

19' x 17' 5" (5.79m x 5.31m)  
max



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