



58 Greenacres Ring, Angmering BN16 4BS  
**£400,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 2 Bedrooms
- Refurbished Throughout
- Excellent Decorative Order
- Spacious Lounge/Dining Room
- Secluded Garden
- Private Drive & Garage
- Council Tax Band 'D'
- EPC Rating 'C'

A bright and spacious detached bungalow which has been extensively refurbished and modernised throughout. In brief the accommodation comprises: - spacious entrance hall, large lounge/dining room with an attractive open outlook to the front, two good size bedrooms, inner hall, refitted modern kitchen with built in appliances and a modern refitted bathroom/WC.

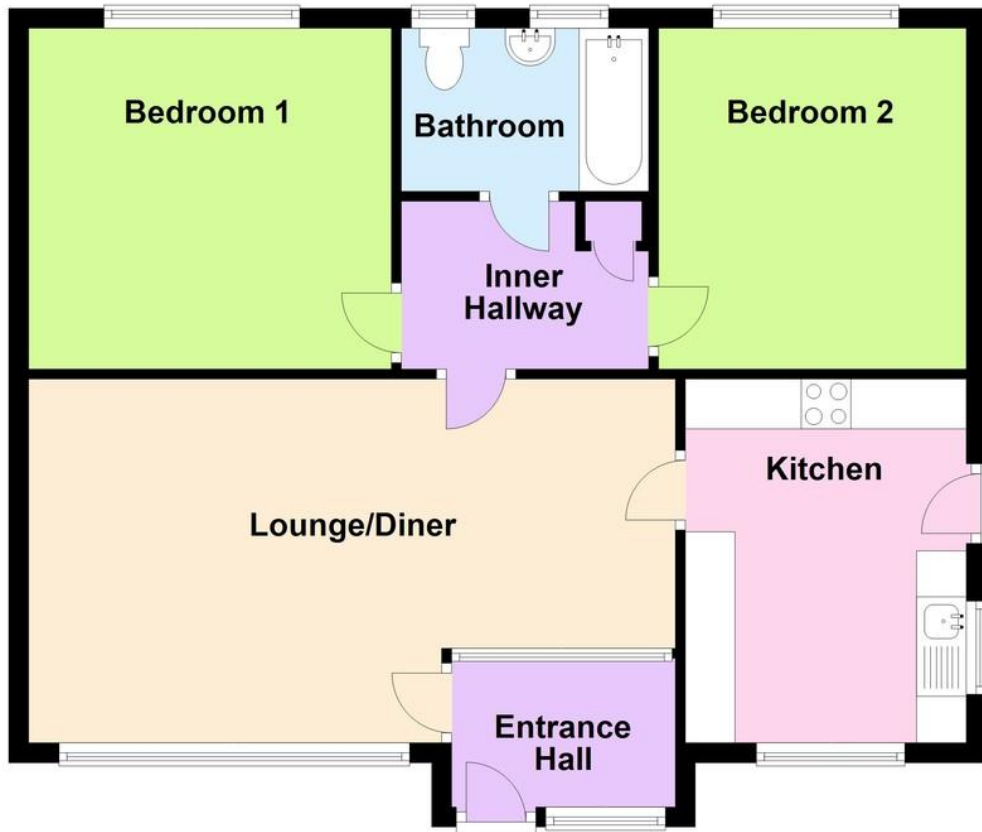
Outside there is a private drive providing off road parking and accesses the extra long garage with door into the rear garden. The rear garden is very secluded and designed for ease of maintenance.

We would strongly recommend viewing this exceptional bungalow to be able to fully appreciate the condition, accommodation and location.

Greenacres Ring is located just to the north of Angmering village and can be accessed from either Lansdowne Way or from Dappers Lane via Merryfield Crescent.



Approx. 88.9 sq. metres (956.7 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 sq. feet)

**SPACIOUS ENTRANCE HALL**  
7' 9" x 4' 10" (2.36m x 1.47m)

**LOUNGE/DINING ROOM**  
21' 4" x 12' (6.5m x 3.66m)

**KITCHEN**  
11' 11" x 8' 10" (3.63m x 2.69m)

**INNER HALL**

**BEDROOM 1**  
12' x 11' 2" (3.66m x 3.4m)

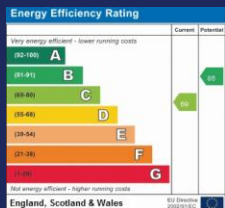
**BEDROOM 2**  
11' 2" x 10' (3.4m x 3.05m)

**BATHROOM/WC**

**PRIVATE DRIVE**

**GARAGE**  
25' 7" x 8' 3" (7.8m x 2.51m)

**SECLUDED REAR GARDEN**



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