



61 Foxdale Drive, Angmering BN16 4HF
£520,000 Freehold

HAWKE &
METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 4 Bedroom Detached House
- No Chain - Immediate Possession
- En Suite Shower & Family Bathroom
- Popular 'Dell' Development
- Lounge & Dining Room
- Lovely Established Rear Garden
- Private Drive To Garage
- Council Tax Band 'E'
- EPC Rating:- 'D'

A spacious four bedroom detached house very pleasantly situated within the very popular Dell Development, just to the south of Angmering village.

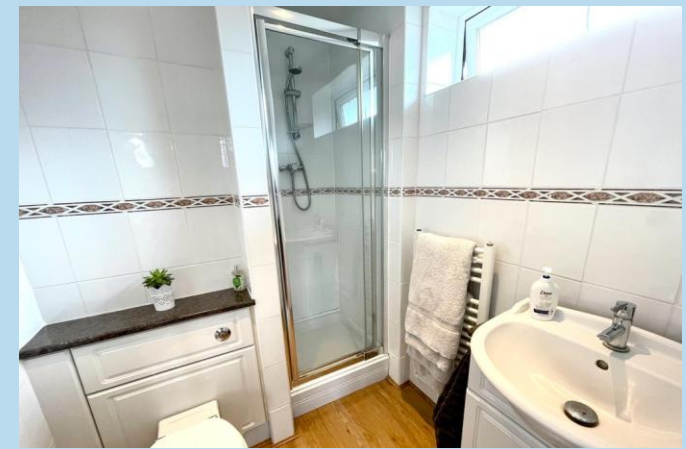
In brief the accommodation comprises: - Entrance hall, ground floor cloakroom, feature bay fronted and double aspect lounge, separate dining room with double opening doors to the rear garden; kitchen, spacious master bedroom with full length fitted wardrobes and large bay window; en suite shower room/WC, three further good size bedrooms and a family bathroom/WC.

Outside there is an open plan lawned front garden along with a long private drive which accesses the garage.

The rear garden is a particular feature having a lovely patio that extends to a lawn with well stocked borders that contain an established variety of trees and shrubs. There is also access to a useful utility room.

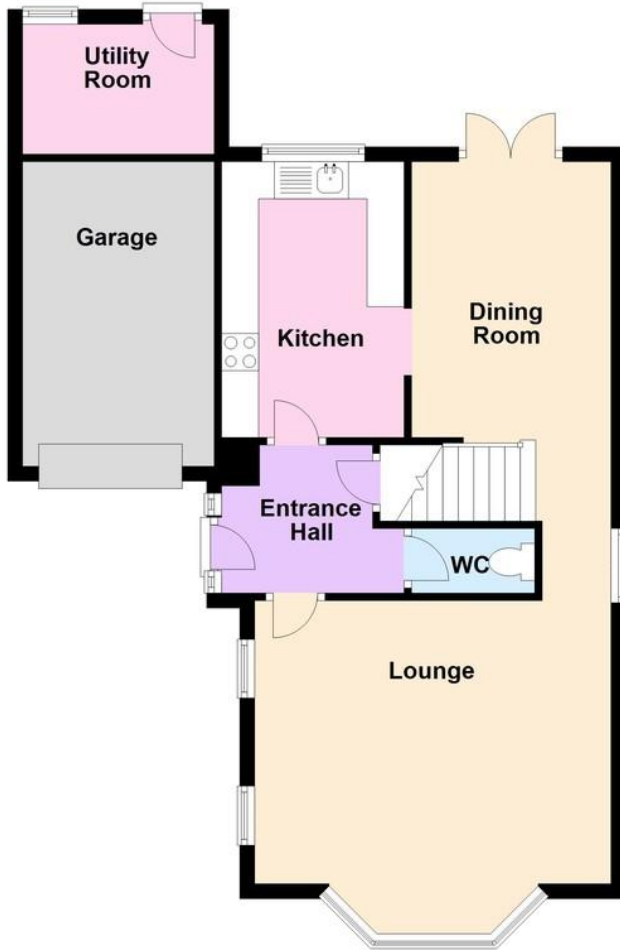
Features include gas fired central heating, double glazing and immediate possession available - i.e., no chain.

Foxdale Drive is located just to the south of Angmering village, within the Dell Development, just off Station Road which runs between the village centre and A259. Angmering railway station is only a short distance away.



Ground Floor

Approx. 65.6 sq. metres (706.2 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 126.7 sq. metres (1364.2 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15' 9" x 12' 6" (4.8m x 3.81m)
min

DINING ROOM

12' 1" x 8' 9" (3.68m x 2.67m)
min

KITCHEN

11' 8" x 8' 1" (3.56m x 2.46m)

BEDROOM 1

13' 10" x 10' 2" (4.22m x 3.1m)
min

EN SUITE SHOWER ROOM/WC

BEDROOM 2

11' 9" x 9' (3.58m x 2.74m)

BEDROOM 3

12' 10" x 8' 5" (3.91m x 2.57m)

BEDROOM 4

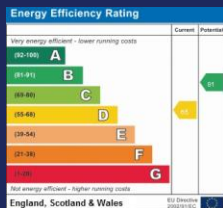
8' 7" x 8' 4" (2.62m x 2.54m)

FAMILY BATHROOM

GARAGE/UTILITY ROOM

PRIVATE DRIVE

ESTABLISHED REAR GARDEN



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