



15 The Walkway, Angmering BN16 4BF  
**£475,000 Freehold**

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



# INDEPENDENT ESTATE & LETTING AGENTS

- **Extended Accessible House**
- **Ground to First Floor Lift**
- **En Suite Wet Room/WC**
- **Many Adaptations For Easy Access**
- **Viewing Essential**
- **Large Patio & West Rear Garden**
- **Private Drive & Garage**
- **Council Tax Band 'D'**
- **EPC Rating: - 'C'**

**ACCESSIBLE HOUSE.** A modern three bedroom semi detached house which has had many adaptations and modifications to enable independent living for a person with disabilities.

The modifications and features include: - lift from lounge to first floor bedroom with en suite wet room which has been made larger and accessed by 'swinging' in and out door; widened doorways, level access from the lounge out to the large patio, large extension to the lounge and ramped entrance to the front door.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, kitchen/breakfast room, large extended lounge, three bedrooms, en suite wet room/WC and en suite shower room/WC.

Outside there is a private drive providing off road parking and accesses the attached garage with power, light and door to rear garden.

The rear garden is a particular feature having a large patio area that extends to a lawn.

Features include gas fired central heating, double glazing and large electrically operated retractable sun canopy (which is available by separate negotiation).

The house is pleasantly situated within the very popular Bramley Green Development and is accessed from either Rowan Way or Wayside Road.





Total area: approx. 126.8 sq. metres (1364.8 sq. feet)

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**KITCHEN/BREAKFAST ROOM**  
17' 5" x 8' 4" (5.31m x 2.54m)

**EXTENDED LIVING ROOM**  
20' 8" x 15' 2" (6.3m x 4.62m)

**BEDROOM 2**  
15' 2" x 10' 11" (4.62m x 3.33m)

**EN SUITE WET ROOM**

**BEDROOM 3**  
8' 8" x 6' (2.64m x 1.83m)

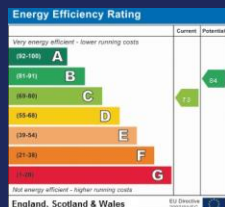
**BEDROOM 1**  
11' 10" x 11' 10" (3.61m x 3.61m)

**EN SUITE SHOWER ROOM/WC**

**PRIVATE DRIVE**

**GARAGE**  
17' 5" x 9' 1" (5.31m x 2.77m)

**LARGE PATIO & REAR GARDEN**



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