

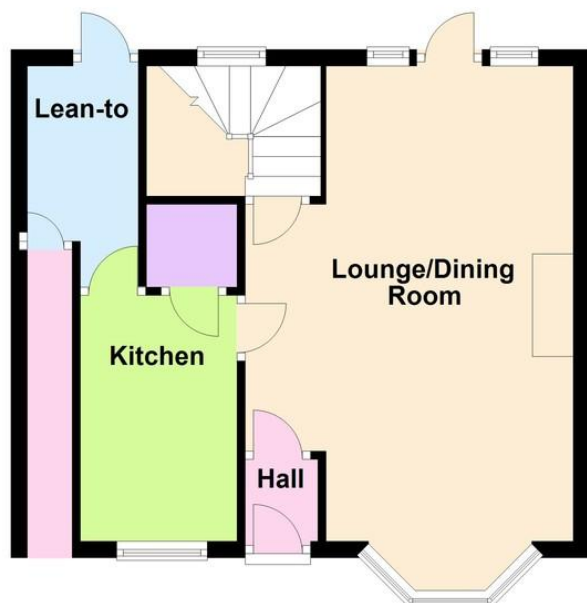


- 2 Bedroom House
- Gas Central Heating
- Angmering Village Location
- Spacious Lounge/Dining Room
- Recently Redecorated
- Steep Tiered Rear Garden
- Available Early February
- Council Tax Band 'C'
- EPC Rating 'D'

Leap Cottage, Station Road, Angmering BN16 4HL  
**£1,250 pcm**

## Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.4 sq. feet)

A 'cottage' style house conveniently situated in the heart of Angmering village centre, only a 'stones throw' from the local shops. 2 bedrooms, large lounge/dining room, kitchen, bathroom and separate WC. Recently redecorated with new carpets. Viewing recommended and available to let from early February. **No Pets.**

### ENTRANCE HALL

### BAY FRONTED LOUNGE/DINER

19' x 10' (5.79m x 3.05m)

max

### KITCHEN

9' 4" x 6' 3" (2.84m x 1.91m)

### REAR LEAN TO/LOBBY

### BEDROOM 1

11' 7" x 10' 8" (3.53m x 3.25m)

min

### BEDROOM 2

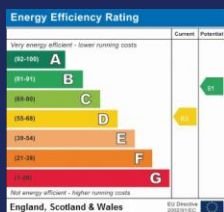
10' x 7' 10" (3.05m x 2.39m)

### BATHROOM

### SEPARATE WC

### TIERED/STEPPED REAR GARDEN

The information and measurements contained within these details are for guidance only and do not form part of any contract.



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