



8 Highdown Close, Angmering BN16 4GT  
**£500,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- Spacious Detached House
- 4 Bedrooms
- En Suite Shower Room & Family Bathroom
- Pleasant 'Open Aspect' to Front
- Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- Double Garage
- Council Tax Band 'F'
- EPC Rating 'C'

A modern 4 bedroom detached house with a south facing larger than average garden and double width garage that adjoins the garden.

Features include: - gas central heating and double glazing, no onward chain, great location with 'open aspect' to the front and easy rear access from a private allocated off road parking space and the double width garage.

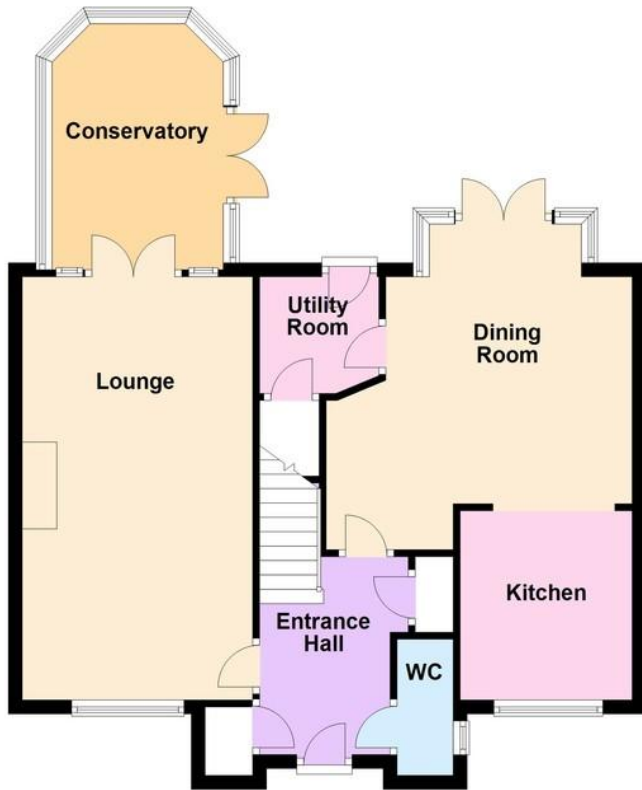
We would strongly recommend viewing this property to fully appreciate the accommodation and location.

Highdown Close is pleasantly situated within the popular Bramley Green development on the outskirts of Angmering village and is accessed from Nursery Road into William Olders Road and then Lucksfield Way.



### Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



### First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 124.8 sq. metres (1343.4 sq. feet)

### ENTRANCE HALL

### GROUND FLOOR CLOAKROOM

### LARGE LOUNGE

20' x 11' (6.1m x 3.35m)

### CONSERVATORY

11' 7" x 8' (3.53m x 2.44m)

### KITCHEN/DINING ROOM

24' 1" x 14' 5" (7.34m x 4.39m)

max

### UTILITY ROOM

### BEDROOM 1

11' 9" x 11' 5" (3.58m x 3.48m)

### EN SUITE SHOWER ROOM/WC

### BEDROOM 2

11' 9" x 11' 3" (3.58m x 3.43m)

max

### BEDROOM 3

12' 5" x 8' 8" (3.78m x 2.64m)

max

### BEDROOM 4

10' 10" x 8' (3.3m x 2.44m)

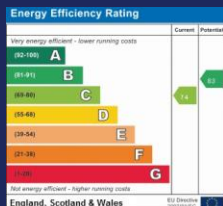
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### FAMILY BATHROOM

### SOUTH FACING REAR GARDEN

### DOUBLE WIDTH GARAGE

18' 9" x 18' (5.72m x 5.49m)



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

