



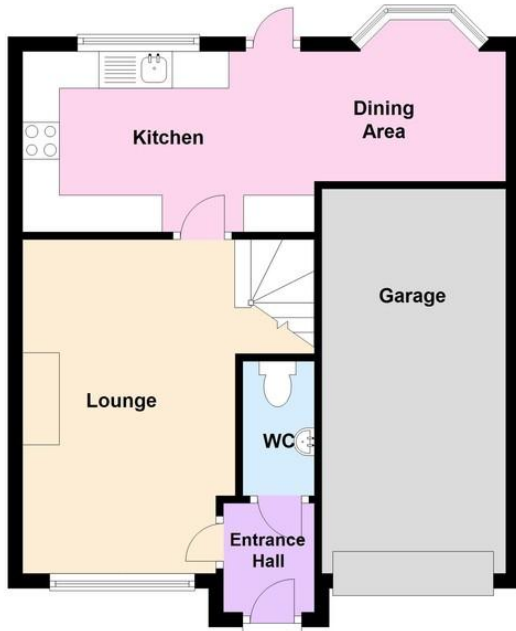
- Modern End Of Terrace
- 3 Bedrooms
- Kitchen/Dining Area
- En Suite Shower Room
- Garage
- Available Mid February
- Pets Considered - £20pcm Pet Premium
- Council Tax Band - 'D'
- EPC Rating: - 'D'

20 Nursery Road, Angmering BN16 4FH

**£1,450 pcm**

### Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

Modern 3-bedroom end terrace house situated on the popular Bramley Green development in Angmering. Entrance hall, cloakroom, lounge, kitchen, dining area, master bedroom with en suite shower room, 2 further bedrooms and a family bathroom. Available mid February. Pets considered with a £20pcm pet premium. \*Library Photos\*

#### ENTRANCE HALL

#### GROUND FLOOR CLOAKROOM

#### LOUNGE

14' 10" x 9' 8" (4.52m x 2.95m)

#### KITCHEN/DINING AREA

21' 7" x 8' 0" (6.58m x 2.44m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

14' 11" x 9' 5" (4.55m x 2.87m)  
narrowing to 8'

#### EN SUITE SHOWER ROOM

#### BEDROOM 2

11' 7" x 8' 4" (3.53m x 2.54m)  
Max

#### BEDROOM 3

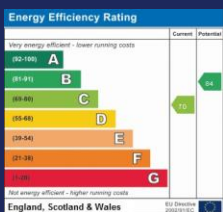
9' 4" x 8' 6" (2.84m x 2.59m)  
narrowing to 6'6"

#### BATHROOM

#### GARAGE

#### 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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