



19 East Drive, Angmering

Freehold

Guide Price £1,150,000

**Situated within the exclusive Ham Manor private estate, renowned for its parkland golf course, this outstanding detached family residence has been comprehensively refurbished to an exceptional standard. The result is a sophisticated home that seamlessly blends contemporary design with practicality and ease of living.**

The ground floor offers expansive and versatile accommodation, centred around a high-quality kitchen with premium finishes, complemented by a bespoke utility room. A superb multi-aspect principal reception room is flooded with natural light, while a formal dining room provides an ideal setting for entertaining. An intimate snug, all with direct access to the garden, enhances the sense of connection between indoor and outdoor living. In addition, there is a generous home office/study and a well-appointed guest cloakroom.

On the first floor, the principal suite features a walk-through dressing room and a beautifully finished en-suite with double shower and high-quality fittings. A further guest bedroom benefits from its own en-suite, while three additional bedrooms are served by a stylish family bathroom, all presented with a cohesive and elegant design. Extensive built-in storage is complemented by a practical airing cupboard. The south-facing gardens have been thoughtfully landscaped for low maintenance while creating a series of inviting outdoor spaces.





A well-maintained lawn is bordered by mature planting, offering both seclusion and year-round interest. Multiple seating and entertaining areas include a substantial decked terrace, extending the living space outdoors for al fresco dining. A secluded pergola provides a private suntrap, while a covered Scandinavian-style 'Gapahuk' houses a hot tub and additional entertaining area - ideal for relaxed evenings.

The property further benefits from a double garage and a large driveway providing off-road parking for multiple vehicles. Fully owned solar panels and an EV charging point enhance the home's efficiency, complementing its overall sense of quality and considered design. Ham Manor Private Estate is widely regarded as one of the South Coast's premier private residential golf estates, offering a unique blend of privacy, community and lifestyle.

The nearby village of Angmering provides a range of local shops, cafés and amenities, with its historic square - dating back to the Bronze Age - now home to a selection of independent retailers and popular eateries. More extensive shopping can be found in nearby Rustington, while leisure opportunities including golf, sailing and health clubs are all within easy reach. The coast is just a short drive away, and Angmering mainline station offers direct services to London Victoria and Gatwick Airport, ensuring excellent connectivity alongside its coastal and village setting.

Council Tax Band: G | EPC Energy Efficiency Rating: C

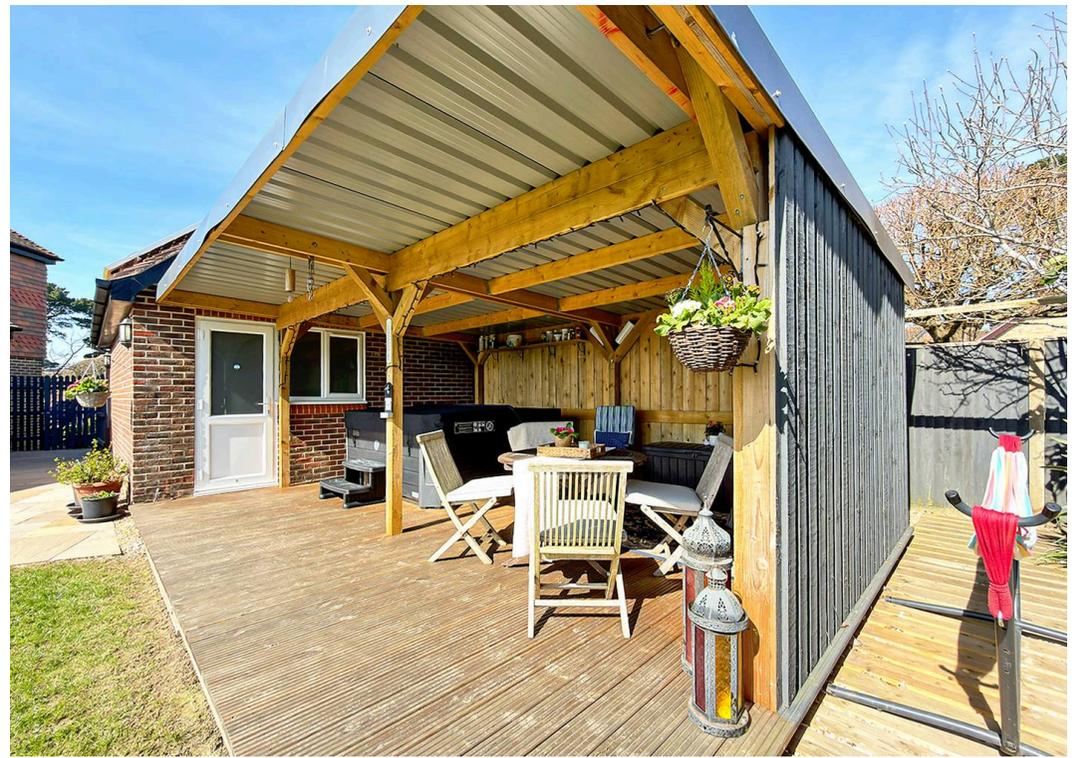


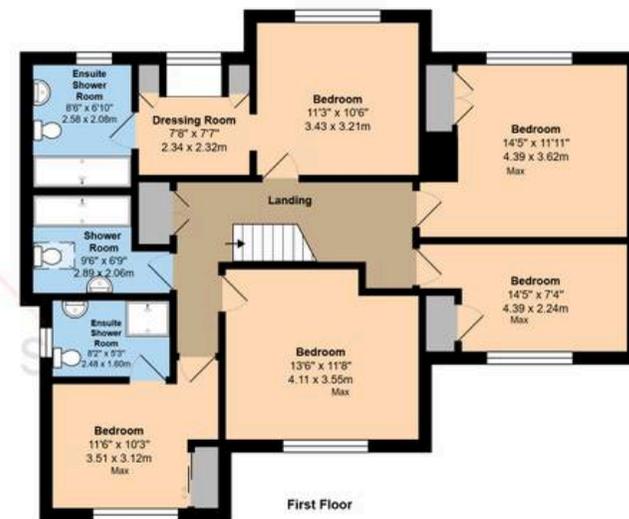
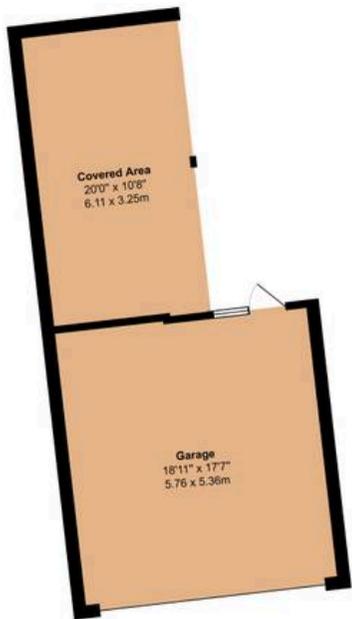


- Situated on the highly regarded Ham Manor private estate, renowned for its exclusivity and exceptional parkland golf course
- Comprehensively refurbished and reimagined throughout to an exacting, high-specification standard
- Impressive and versatile ground floor layout including a multi-aspect principal reception room, formal dining room, snug, home office and elegant guest cloakroom
- Luxurious principal suite with through dressing room and lavish en-suite, alongside a guest bedroom with en-suite and a stunning family bathroom
- Beautifully landscaped gardens featuring a manicured lawn, mature borders and multiple seating/entertaining areas
- Substantial decked terrace, pergola area, and a superb covered bar and hot tub space positioned behind the double garage
- Energy-efficient benefits including fully owned solar panels and a private driveway with EV charging point









Total Area: 2779 ft<sup>2</sup> ... 258.2 m<sup>2</sup> (Includes Garage & Covered Area)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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