



4 Wayside Road, Angmering BN16 4DF
£439,950 Freehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Modern House
- 3 Bedrooms
- En Suite To Master Bedroom
- Family Bathroom & Cloakroom
- Kitchen/Dining Room
- Popular Bramley Green
- Gas CH & Double Glazing
- Garage Adjacent to Garden
- EPC:- TBA

A modern detached house which is pleasantly situated within the popular Bramley Green development in Angmering

The accommodation is spacious, over three floors and in brief comprises: - entrance hall, cloakroom/WC, kitchen/dining room, lounge with bay window onto rear garden, two first floor bedrooms and family bathroom; master second floor bedroom with en suite shower room/WC and a handy walk-in wardrobe. Outside there is a good size 'L' shaped enclosed rear garden with a variety of paved and decked areas.

The garage is immediately behind the property and has power, light and personal door to the rear garden. You can park directly in front of the garage.

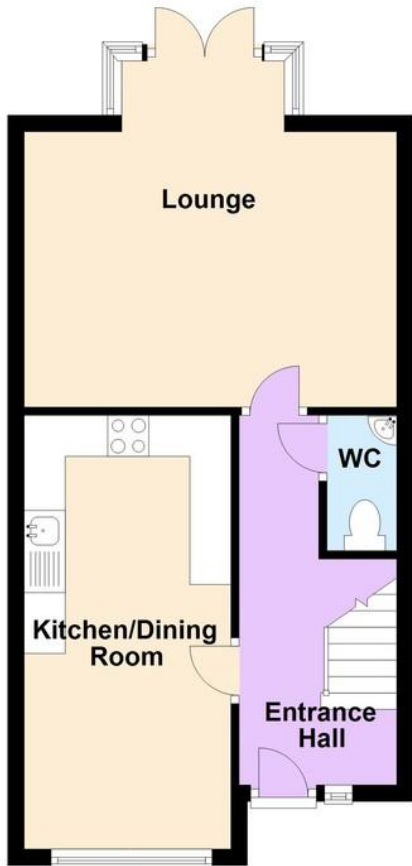
We would strongly recommend internal viewing to appreciate this lovely house.

The property is situated within the modern Bramley Green development and runs between Rowan Way and The Walkway.



Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Second Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 100.8 sq. metres (1084.8 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN/DINING ROOM

17' 4" x 8' 3" (5.28m x 2.51m)

LOUNGE

15' 1 into bay" x 10' 11" (4.6m x 3.33m)

BEDROOM 2

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

BEDROOM 3

8' 7" x 7' 10" (2.62m x 2.39m)

FAMILY BATHROOM/WC

MASTER BEDROOM

11' 10" x 11' 9" (3.61m x 3.58m)

EN SUITE SHOWER/WC

WALK-IN WARDROBE

GARAGE

'L' SHAPED LANDSCAPED GARDEN

EPC TO FOLLOW



01903 850450



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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

