

THE
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ANGMERING
WEST SUSSEX

Pear Tree Cottage, Arundel Road, Angmering, West Sussex, BN16 4JR

A well-presented 2/3 bedroom Grade II listed cottage, located within Angmering village which is positioned on the edge of Arundel, close to the coast and excellent commuter links.



Mileages (approximate)

Arundel 7 miles
Brighton 18 miles
Portsmouth 34 miles
London 60 miles

Summary of Accommodation

Ground Floor

Sitting Room
Dining Room/Bedroom 3

Kitchen
Bathroom

First Floor

Two Bedrooms
Cloakroom

Outside

Detached Double Garage

Description

This delightful home has, over recent years, been the subject of extensive yet sympathetic refurbishment and presents an extremely attractive arrangement of accommodation brimming with character and charm.



On the ground floor is a comfortable sitting room with fireplace, a formal dining room with impressive inglenook fireplace, a fully fitted kitchen and a bathroom.

Upstairs on the first floor are two good sized bedrooms one benefitting from an en suite cloakroom.

Outside

To the side of the property is a detached double garage which has the potential (STPP) to be converted to provide ancillary accommodation or office space.

The gardens lie to the rear of the house and are laid mainly to lawn.

Situation

Angmering is a historic village positioned between Worthing and Arundel on the southern edge of the South Downs National Park.

The property is a brief walk from the village centre which offers a thriving community and amenities to include two public houses, shops and a tea room.

There are excellent transport links for commuters, with regular bus services, a train station and access to major commuter links to Worthing, Chichester, Brighton and London.

The South Downs National Park is a protected area of outstanding beauty with an abundance of footpaths and bridleways.

Services: Mains electricity, water and drainage, gas central heating

Local Authority: West Sussex County Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

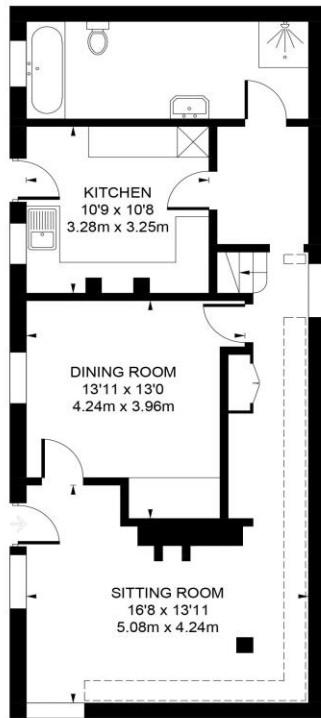
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

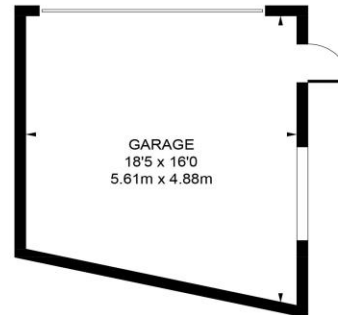
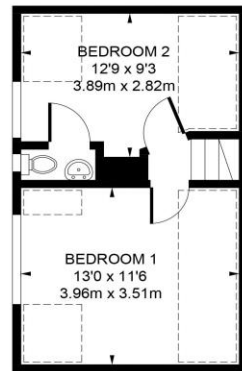


Disclaimer: (including fixtures and fittings)

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= REDUCED HEADROOM BELOW 1.5M / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT
(68.1 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT
(27 SQ.M)

APPROX. FLOOR AREA 1024 SQ.FT (95.1 SQ.M)
APPROX. GARAGE AREA 268 SQ.FT (24.9 SQ.M)
TOTAL APPROX. FLOOR AREA 1292 SQ.FT (120 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 735987)



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