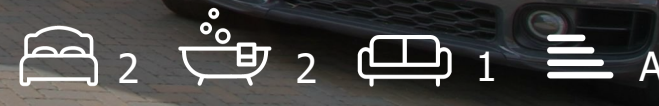


23 Avocet Drive
, Angmering, BN16 4QL
£1,495 Per month

Council Tax Band C



OPEN HOUSE THURSDAY 11TH SEPTEMBER - By Appointment Only. An extremely well presented TWO BEDROOM, TWO BATHROOM semi detached house, constructed in 2023.

The accommodation comprises, entrance hall, ground floor WC, lounge, kitchen diner (with appliances), two bedrooms (ensuite to bedroom one) and a bathroom.

Externally the property features a landscaped rear garden, front garden, and off road parking.

Offer unfurnished, the property is available from mid October 2025.

ENTRANCE

Entrance Hall

Ground Floor WC

Lounge

14'4 x 12'1 (4.37m x 3.68m)

Kitchen Diner

15'4 x 8'10 (4.67m x 2.69m)

FIRST FLOOR LANDING

Bedroom One

12'1 x 10'6 max (3.68m x 3.20m max)

Ensuite Shower Room

Bedroom Two

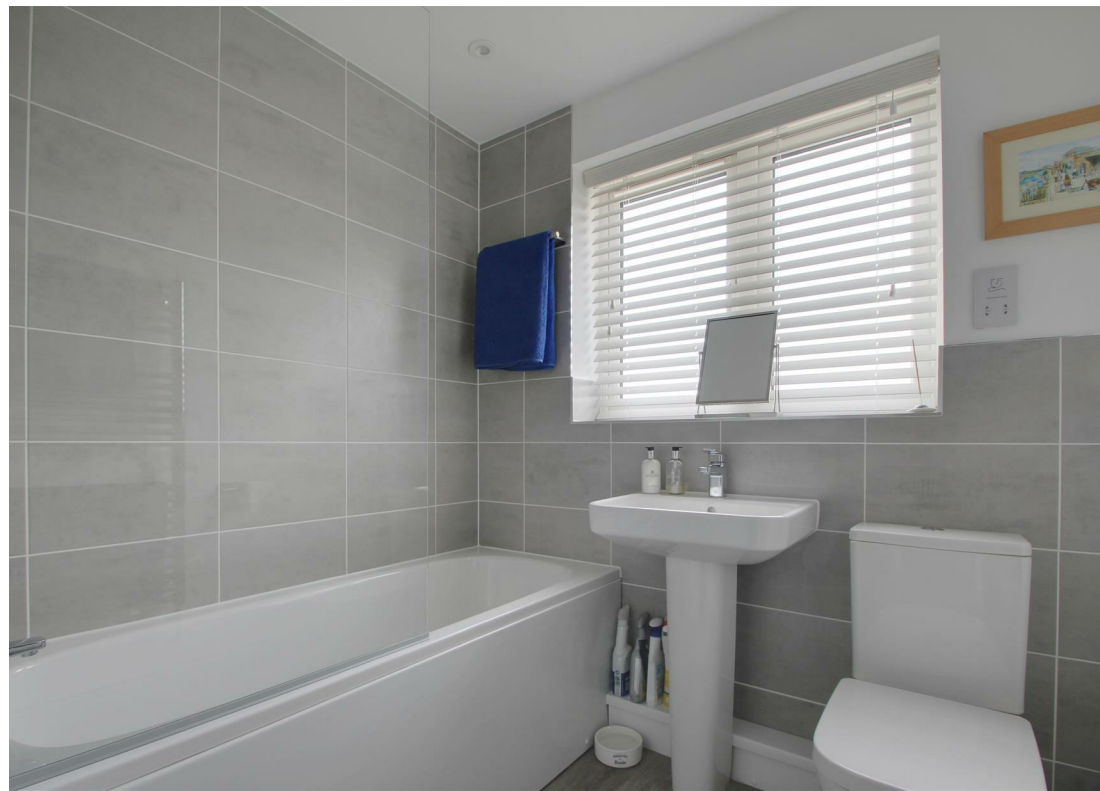
10'9 x 8'2 (3.28m x 2.49m)

Bathroom

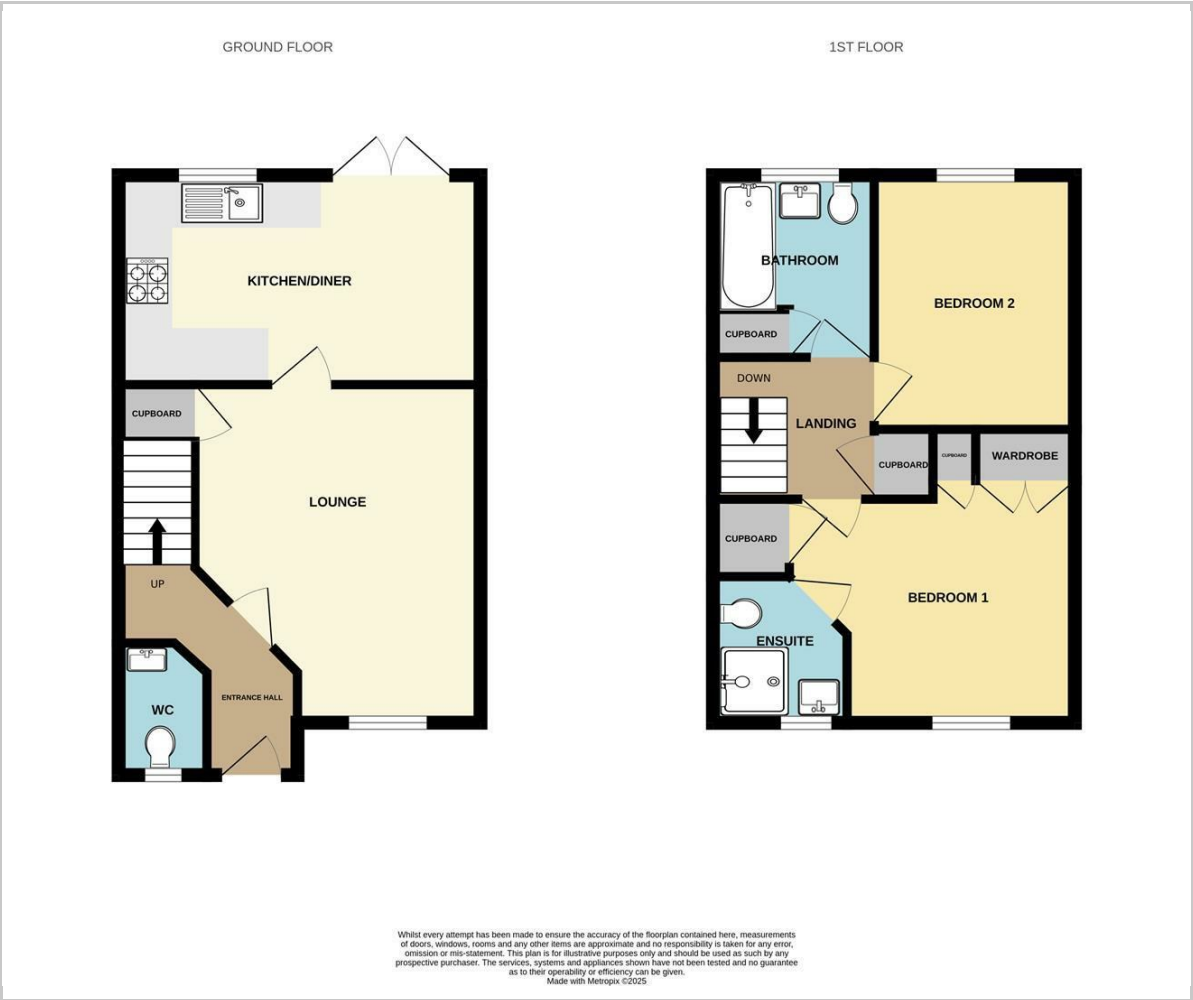




OUTSIDE
Rear Garden
Front Garden
Off Road Parking



Floor Plan



Viewing

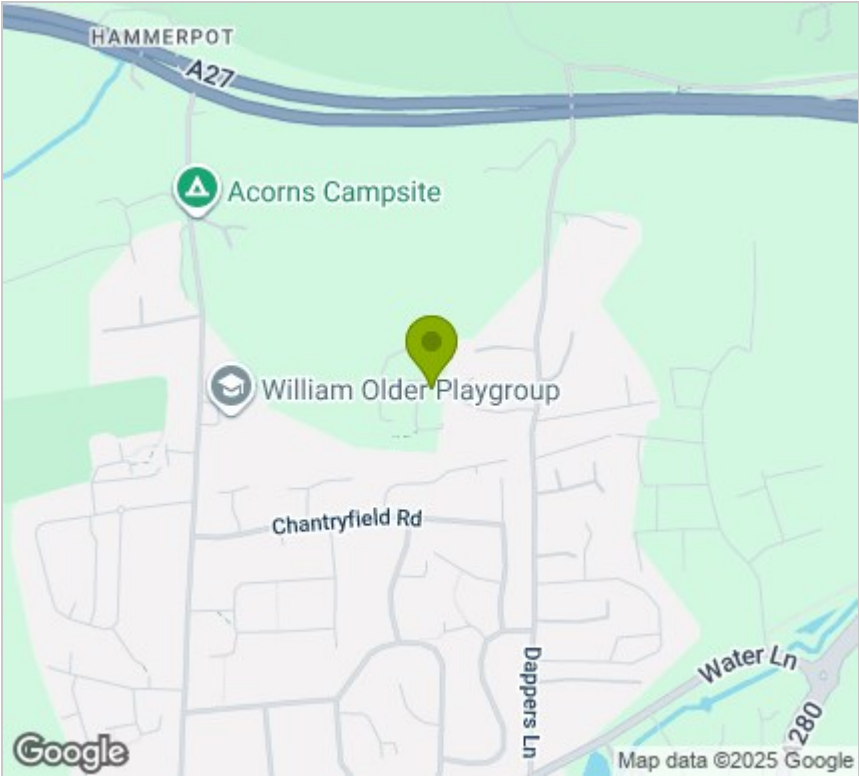
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

