

7 Acacia Crescent

Angmering, Littlehampton, BN16 4QA

Offers in excess of £350,000

Freehold Council Tax Band D

This well presented semi-detached home is offered for sale with no onward chain and benefits from a garage and driveway. Situated in the sought-after village of Angmering, the property enjoys a convenient position close to local shops, restaurants and everyday amenities.

Excellent schools for all ages are within walking distance, and Angmering's mainline train station is just a short distance away, providing direct links to London and Brighton.

The accommodation comprises a welcoming entrance hallway with a cloakroom, a bright and spacious lounge, and a modern fitted kitchen with ample space for dining. Upstairs, there are three generous bedrooms, with the main bedroom featuring its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the property enjoys both front and rear gardens, with the rear offering a pleasant space for relaxation or entertaining. The home further benefits from a private driveway and a garage, completing this attractive package in a highly desirable location.

Entrance Hall
6'10 x 3'10 (2.08m x 1.17m)

Ground Floor WC

Modern Kitchen Diner
16' x 10'6 nar to 6'0 (4.88m x 3.20m nar to 1.83m)





Lounge
13'5 x 13'8 (4.09m x 4.17m)

Stair to FF landing

Bedroom One
13'9 x 10 (4.19m x 3.05m)

Ensuite Shower room

Bedroom Two
14'1 x 9'10 (4.29m x 3.00m)

Bedroom Three
13'4 x 9'6 (4.06m x 2.90m)

Modern Family Bathroom
7 x 6'7 (2.13m x 2.01m)

Off Road Parking

Garage



Floor Plan



Viewing

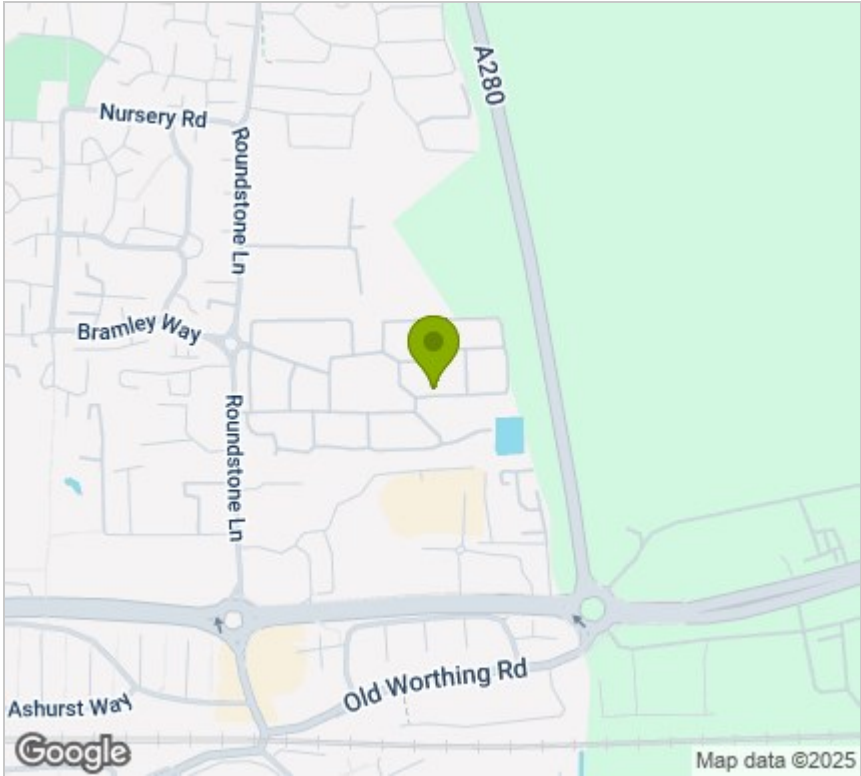
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Area Map



Energy Efficiency Graph

