



45 Palmer Road | Angmering | West Sussex | BN16 4LJ

Asking Price Of **£425,000**



An extended semi-detached chalet set on a generous plot with an established 120ft rear garden. Accommodation including a west facing lounge, two/three bedrooms, ground floor bathroom, first floor WC, kitchen & conservatory. There is a paved drive offering parking and access to a garage.



Key features:

- A Semi-Detached Chalet Bungalow
- West Facing Lounge With Open Fire
- Two/Three Bedrooms
- Ground Floor Bathroom & First Floor WC
- Fitted Kitchen
- Conservatory
- Established 120ft Rear Garden
- Garage & Driveway
- Solar Panels & Cavity Wall Insulation
- Cul De Sac Location

 3 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNAL A uPVC front door leads to the entrance hall with doors to all ground floor rooms. The west facing lounge is to the front of the property and boasts a large window overlooking the front garden and an open fireplace. The kitchen is to the rear and offers space for a range of appliances including a Range style cooker and double doors leading to the 13ft conservatory with doors and views leading to the covered veranda. The primary bedroom is to the ground floor with a family bathroom with shower over the bath, wash hand basin and WC; there is a second reception room/bedroom with stairs rising to the first floor. Upstairs is a 15ft dual aspect bedroom with built-in wardrobes and drawers and there is a bathroom consisting of a WC and wash hand basin with the potential to fit a bath/shower.

EXTERNAL The bungalow is set on a generous plot with an established 120ft rear garden currently set into two parts with hedging and a gate dividing the garden; to the rear is a walled boundary and there are hedge boundaries with a lawned garden and composting area and log store. The initial part of the garden is also laid to lawn with hedge boundaries and established trees with three sheds (with two benefitting from power) and a covered, decked veranda with a personal door leading to the garage.

To the front of the property is a lawned front garden with walled boundaries and a paved driveway offering parking lead to the detached garage.

SITUATED In the cul de sac location of Palmer Road, the bungalow falls approximately 0.7 miles from the centre of Angmering village which offers restaurants, pubs, convenience stores & eateries. The property falls within the desirable St. Margaret's CofE primary school catchment area 0.5 miles away and Angmering secondary school is approximately 1 mile away. Local bus routes run along adjoining Arundel Road, Angmering train station is 1.5 miles away and there is easy access to the A27, a couple of minutes drive away.

HALL

LOUNGE 16' x 11' 5" (4.88m x 3.48m)

RECEPTION ROOM/BEDROOM 12' 4" x 11' 6" (3.76m x 3.51m)

KITCHEN 11' 8" x 8' (3.56m x 2.44m)

CONSERVATORY 13' 7" x 8' 5" (4.14m x 2.57m)

BEDROOM 14' x 11' 9" (4.27m x 3.58m)

BATHROOM

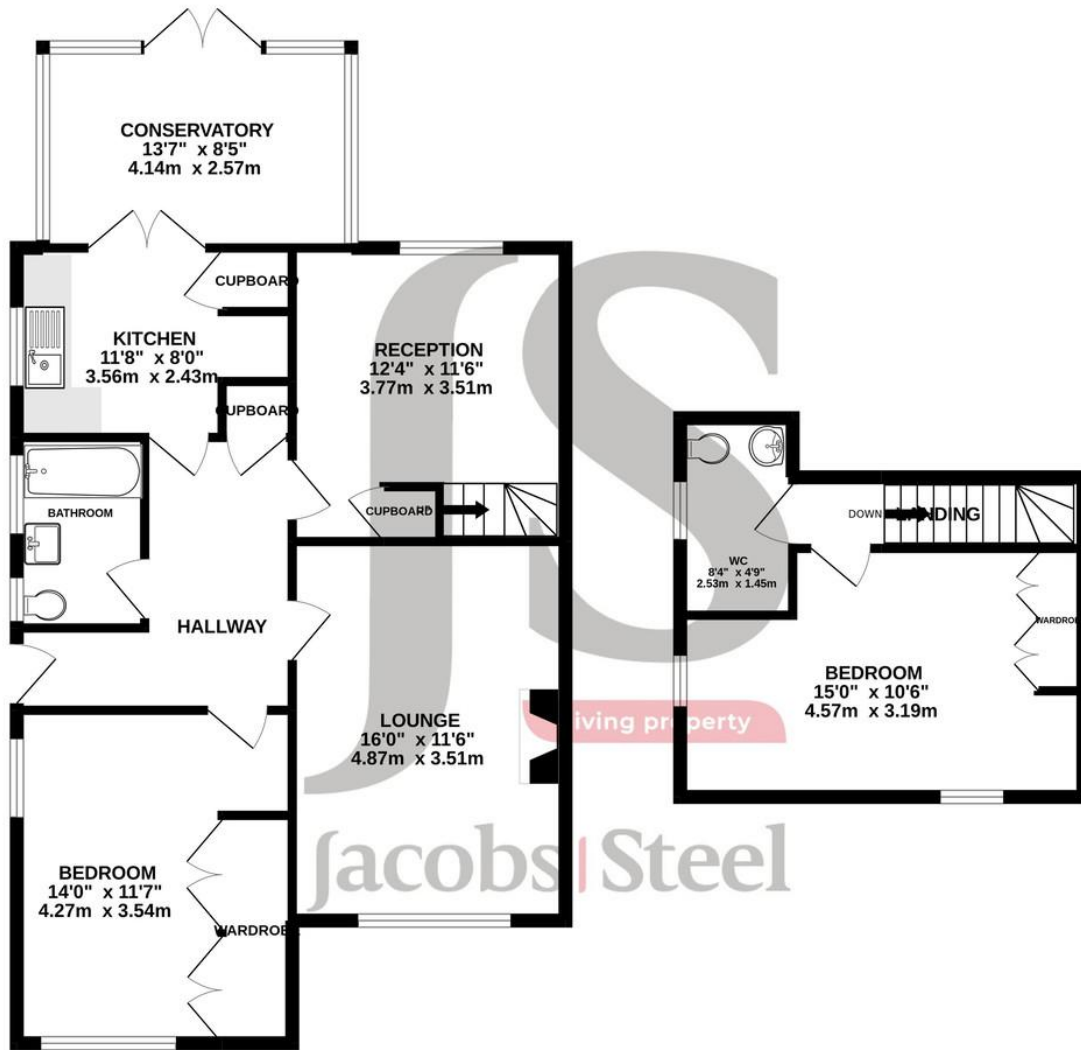
BEDROOM 15' x 10' 6" (4.57m x 3.2m)

WC



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 1,033 sq ft (96 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.