

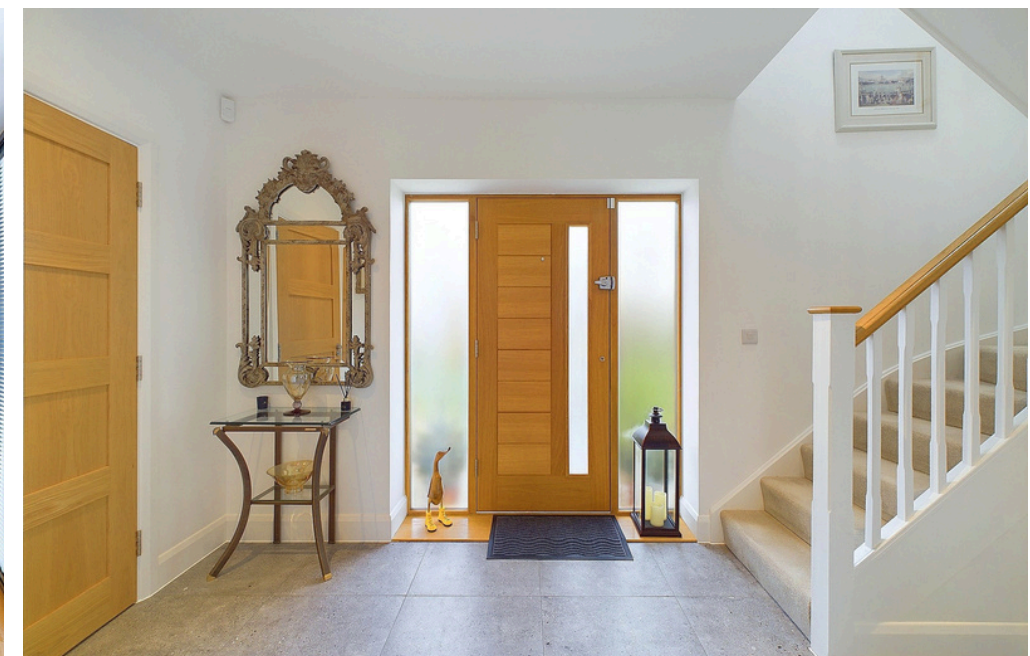


**Swallows Gate, Angmering, Littlehampton, BN16 4QG**  
**Asking Price Of £750,000**





We are delighted to present this beautifully designed, recently built detached home to the market. Offering a perfect blend of modern comfort and stylish living, this exceptional property boasts three spacious double bedrooms, a contemporary fitted kitchen/breakfast room, a separate utility room, and a bright, open-plan lounge/dining area. The primary suite features a dedicated dressing room and a luxurious ensuite shower room, complemented by a well-appointed guest bathroom. Externally, the home benefits from a generous south-facing rear garden, ideal for outdoor enjoyment, along with ample off-road parking and a garage for added convenience.





# Key Features

- Detached House
- Three Double Bedrooms
- En Suite Shower Room & Dressing Room
- Guest Bathroom
- Modern Bespoke Kitchen/ Breakfast Room
- Lounge/ Dining Room
- South Facing Garden
- Garage
- Off Road Parking
- Recently Built In 2021



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Step through the front door into a spacious and light-filled entrance hall, where a sense of warmth and elegance welcomes you. This inviting space offers access to a convenient under-stairs cupboard, a stylish ground-floor cloakroom and a staircase leading to the first floor. Double doors open into the beautifully designed kitchen/breakfast room, a true centerpiece of the home. The bespoke Shaker-style kitchen exudes sophistication, featuring sleek quartz worktops, a classic Butler sink with an Insinkerator 3-in-1 hot tap, and an array of premium integrated Neff appliances, including an electric oven, induction hob, combination microwave oven, fridge freezer, dishwasher, and a wine cooler. Thoughtfully finished with a tiled floor, mirrored splashback, and a pop-up USB/powerpoint, the kitchen seamlessly extends to the rear garden through stunning bi-fold doors. A separate utility room provides additional space for an extra fridge/freezer if required, along with a dedicated area for a washing machine (included in the sale), a sink, and access to both the garage and rear garden. Double doors lead from the kitchen into the expansive lounge/dining room, the perfect space for both relaxing and entertaining. This room enjoys an abundance of natural light and features another set of bi-fold doors opening to the garden, along with a striking feature fireplace that enhances the ambiance.

Ascending to the first floor, you'll find three generously sized double bedrooms. The impressive primary suite boasts direct access to a fully fitted dressing room with integrated wardrobes, a dressing table, and eaves storage. The luxurious ensuite shower room is beautifully appointed with a walk-in glass-enclosed shower, a sleek wash hand basin, and a WC. The stylish guest bathroom offers a full-sized bath with a shower attachment, a wash hand basin, and a WC, providing both comfort and convenience. This exceptional home is further enhanced by a host of modern features, including underfloor heating on both floors powered by a low-carbon Vaillant air source heat pump, a multi-ventilation heat recovery system, integrated Bluetooth ceiling speakers, superfast fibre broadband, and an electric vehicle charging port. Additionally, the property benefits from the remainder of a 10-year NHBC warranty, offering peace of mind for years to come.







Floor 0



Floor 1



**Approximate total area<sup>1)</sup>**

1601.79 ft<sup>2</sup>  
148.81 m<sup>2</sup>

**Reduced headroom**

1.39 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

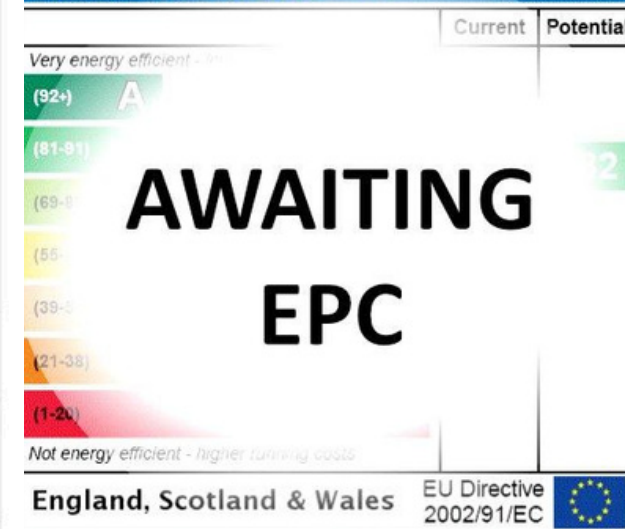
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**Energy Efficiency Rating**



**Property Details:**

Floor area (as quoted by EPC: tbc sqm)

Tenure: Freehold

Council tax band: F

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.

