



Viburnum Chase, Angmering, Littlehampton, BN16 4PY

Guide Price £375,000





We are delighted to offer to the market a very well presented mid terrace house. The property offers three bedrooms, modern fitted kitchen/breakfast room, west facing lounge, bathroom and en suite bathroom. The property benefits from a west facing rear garden and two allocated parking spaces.





## Key Features

- Mid Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- West Facing Lounge
- West Facing Rear Garden
- Ground Floor WC
- Family Bathroom & En Suite Shower Room
- Two Allocated Parking Spaces
- Well Presented House
- Bus Routes Nearby



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

The front door opens into a welcoming entrance hall, offering access to a ground floor WC, a useful storage cupboard, and a door leading into the modern kitchen/breakfast room. This stylish space features sleek white units, integrated appliances, a sink and drainer, and ample room for a dining table and chairs. A further door opens into the west-facing lounge, a bright and comfortable space with double doors that lead directly out to the rear garden, perfect for enjoying afternoon sun. Upstairs, the first floor hosts three bedrooms, including a generous primary bedroom complete with built-in wardrobes and a private en suite shower room. The family bathroom is well-appointed with a bath, shower attachment, wash hand basin, and WC.

### EXTERNAL

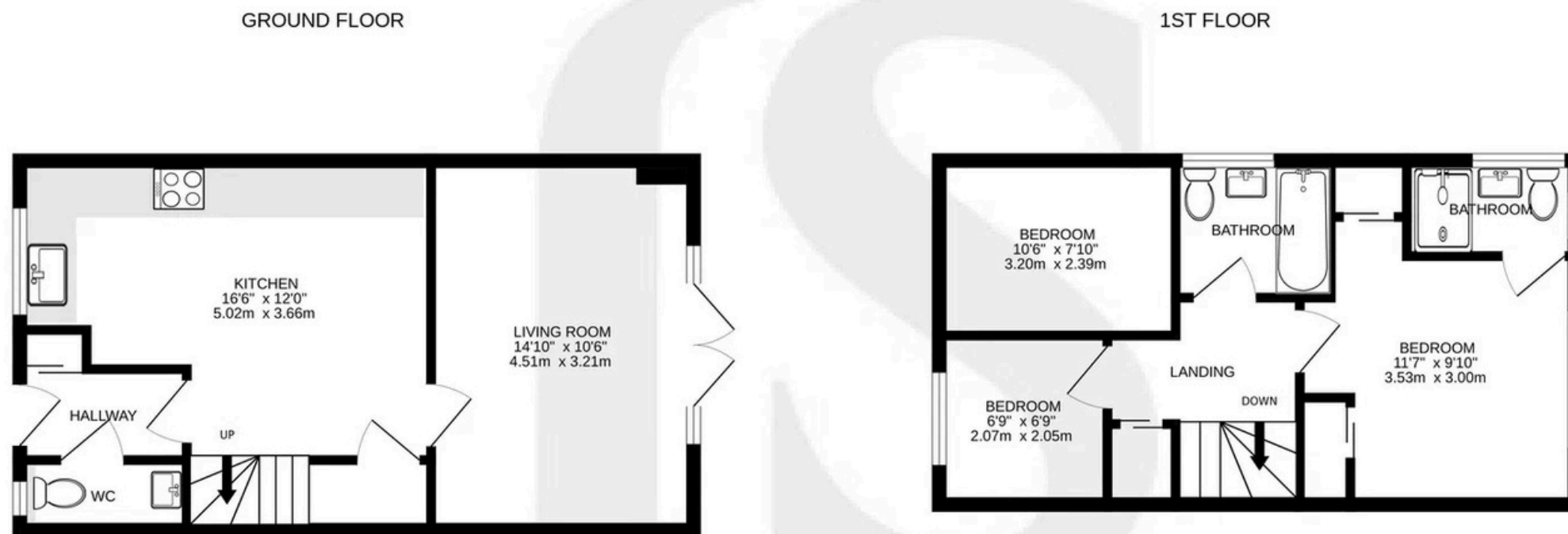
The property enjoys a private west-facing rear garden, mainly laid to patio and complemented by a lawned area, ideal for outdoor dining or relaxing in the sunshine. A rear timber gate provides convenient side access. Additionally, the property benefits from two allocated parking spaces, offering ease and practicality for residents and visitors alike.

### SITUATED

The property is located within the sought-after Cresswell Park Estate, tucked away on a quiet road offering a peaceful residential setting. Just a short walk away is a nearby park featuring open green space, a children's play area, and tranquil pathways—ideal for family outings or leisurely strolls. For commuters, Angmering Railway Station is conveniently situated only 1.1 miles away, with regular bus services available nearby on Roundstone Lane.



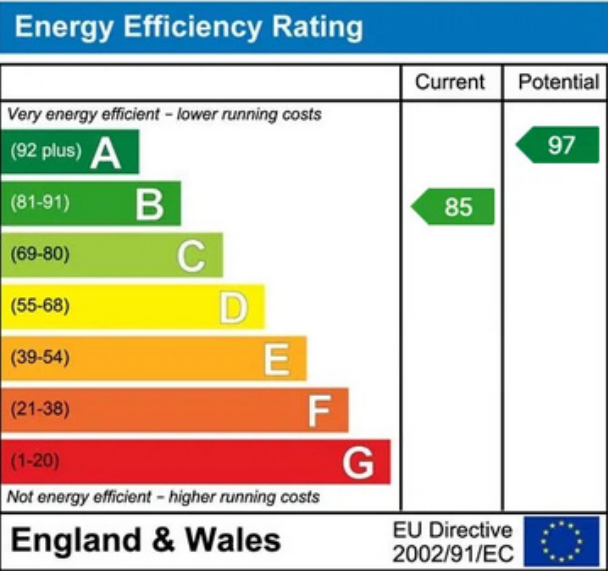
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TOTAL FLOOR AREA : 686sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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## Property Details:

Floor area (as quoted by EPC: 82 sqm

Tenure: Leasehold

Council tax band: D

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.