



Guide Price
£350,000

Freehold

3x  1x  1x 

**Water Lane, Angmering,
West Sussex, BN16**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Older style family home in the heart of sought after Village
- Well presented throughout
- Good local amenities nearby
- Walking distance to goods schools for all ages
- Good access to road links for commuting purposes
- Added bonus of off road parking

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 12'10 x 12'2 (3.91m x 3.71m)

Kitchen: 16'0 x 9'6 (4.88m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1: 12'10 x 7'11 (3.91m x 2.41m)

Bedroom 2: 9'2 x 7'9 (2.80m x 2.36m)

Bedroom 3: 9'6 x 7'6 (2.90m x 2.29m)

Shower Room

OUTSIDE

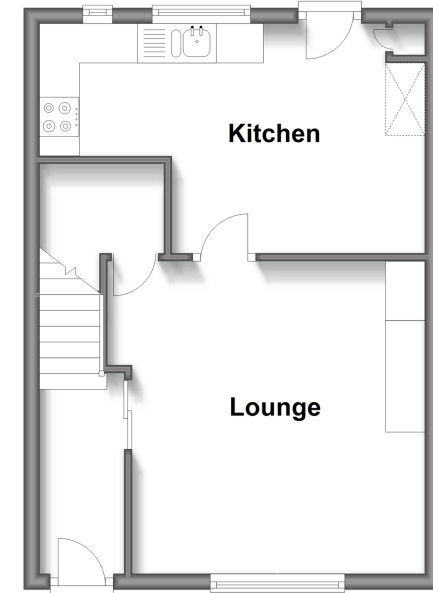
Front Garden

Rear Garden

Driveway

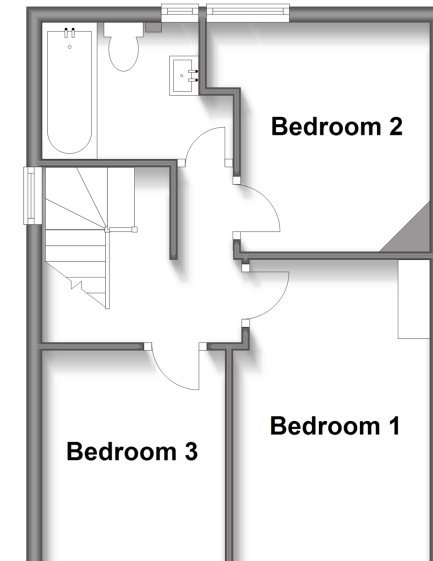
Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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