



Clarkes

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Asking Price

£725,000

Freehold

Appletree Cottage, Station Road, Angmering, Littlehampton, BN16 4HY



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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01243 861344



- 3 Bedrooms
- 1 Bedroom Detached Studio
- 2 Reception Rooms
- 2 Bathrooms
- Carport & Plenty of Parking
- New Boiler Fitted 2024



What the agent says...

A delightful 3 bedroom detached cottage with a separate 4th bedroom housed in a additional detached building with its own bathroom.

Located on Station Road it lies just 620 metres from the village centre, 810 meters to the Angmering train station and only 950 meters to the Sainsburys Super-Store.

The property is very well presented and has several traditional features such as massive window seats, Sussex latch doors, an open-tread stair case and exposed ceiling beams. Internally, the accommodation comprises: Entrance porch with cloak cupboard, a very large and open plan lounge and dining room, a downstairs bathrooms with both a shower quadrant and a bath, a very large kitchen sporting a round breakfast bar, and a garden / snug room to the rear that open out on to the courtyard patio and is somehow the social-hub of the household.

Upstairs is the main bedroom with a truly massive wardrobe, two further bedrooms (both doubles but do have skellings) and a further shower room. Furthermore, across the courtyard in what was once a detached garage, is another bedroom or studio with its own bathroom and walk-in wardrobe. A 'store' at remains at the front of this building which is used by the seller as a laundry room. It makes a perfect room for adults that need a little separation from those in the main house and is ideal as a hobby room or home office.

Outside, the front area is enclosed by tall fencing at the sides, and a wall with railings in the front with two iron gates for easy parking.

A car port located to the side keeps the weather off of the main car space, and makes a dry place to unpack shopping.

The rear garden is beautifully presented and is a whopping 22m x 8m (approx). Thoughtfully laid out it has a patio areas for the BBQ, shed, lawn and lots of ornate trees, plants and shrubs and hidden areas. The lamp post and bench add that special 'Narnia' touch and confirm this as a gardeners paradise.

Material Information

Council Tax: Arun District Council - Band E
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas
Parking: Private Driveway and Carport

On 23/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	205 mbps	31 mbps	
Ultrafast	X	N/A	N/A	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely



Porch - 1.48m x 1.08m (4'10" x 3'6")

Lounge & Dining Room - 7.55m x 4.25m (24'9" x 13'11")

Downstair Bathroom - 2.99m x 1.89m (9'9" x 6'2")

Kitchen Breakfast room - 5.45m x 3m (17'10" x 9'10")

Garden Room - 4.4m x 4.4m (14'5" x 14'5")

Main Bedroom - 4.13m x 3.43m (13'6" x 11'3")

Upstairs Bedroom - 3.7m x 3.24m (12'1" x 10'7")
 (At widest point - see floorplan)

Upstairs Bedroom - 3.54m x 2.27m (11'7" x 7'5") (Max dimensions, see floor plan)

Upstairs Bathroom - 2.5m x 1.78m (8'2" x 5'10")

Separate Studio / Bedroom - 4.17m x 2.88m (13'8" x 9'5")

Studio Shower Room - 1.66m x 1.5m (5'5" x 4'11")

Store/ Laundry - 2.88m x 1.5m (9'5" x 4'11")

Agent Note: We hereby provide formal disclosure that the seller is related to a staff member that works at Clarkes Estate Agents.

