



Cooper Adams

4 bed detached house to buy in

Ashmore Avenue, Angmering,
Littlehampton, West Sussex, BN16 4GG

£395,000 Starting Bid

🏠 x4 🚗 x2 🚻 x1

Tenure

Freehold

Property features

- ✓ Detached four bedroom family
- ✓ Large through sitting/dining room
- ✓ Garage and driveway
- ✓ West facing rear garden
- ✓ EPC Rating C

Garage parking

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £395,000

Four bedrooms, a west facing garden, and clear potential to add value.

The ground floor runs front to back with a sitting dining room opening straight onto the garden. The kitchen breakfast room sits separately and includes a utility area, plus a downstairs cloakroom.

Upstairs, the main bedroom has an en suite. There is a second double bedroom, two further bedrooms, and a family bathroom, giving you options for family life or working from home.

Outside, the rear garden faces west and gets the afternoon sun. There is a driveway for two cars, a garage, side access, and a door from the garden into the garage.

Shops, schools and transport links are close by. The house works as it is, with scope to improve over time.

On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £395,000

Property Type: Detached House

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

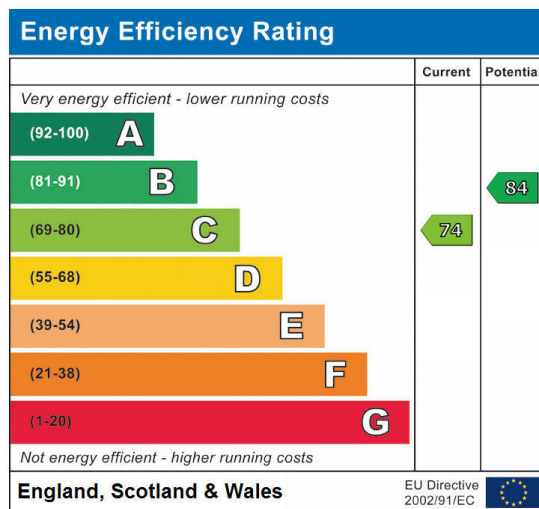
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ashmore Avenue, Angmering, Littlehampton, West Sussex, BN16 4GG

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

