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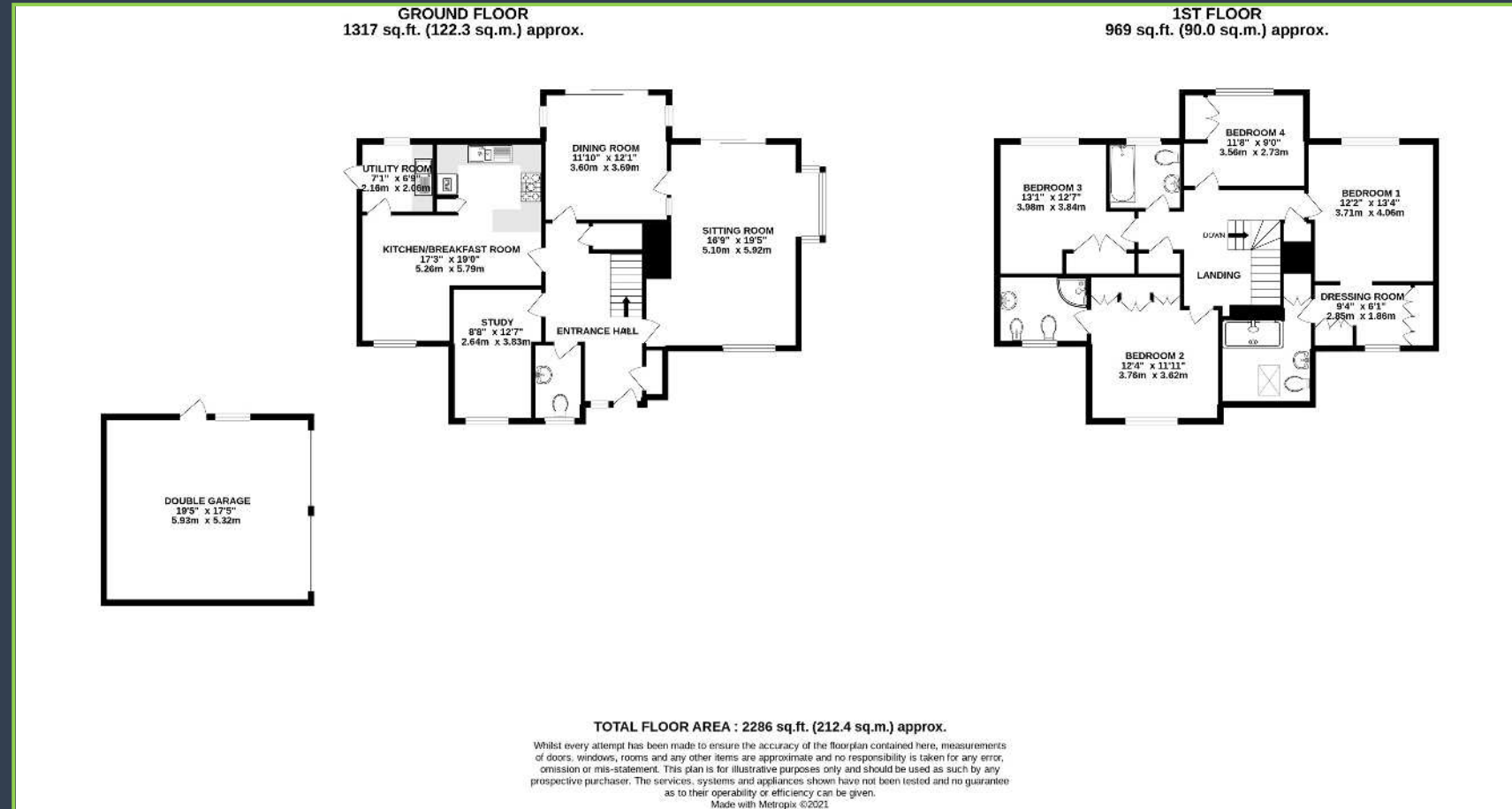


4 Bedroom Detached House  
£1,150,000 Freehold



## Floor Plan:

- Popular Ham Manor Private Estate
- Close to the train station and local amenities
- 4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Well-equipped modern kitchen/breakfast room
- Attractive landscaped rear garden
- Driveway and double garage















## The Property:

A beautifully presented four bedroom detached home, forming part of the exclusive Ham Manor Private Estate, and located within the heart of the pretty village of Angmering with its plethora of amenities and mainline train station to London.

The spacious accommodation comprises of four good sized bedrooms, en suite shower rooms to both the master bedroom and guest bedroom, a modern family bathroom, well-appointed kitchen/breakfast room, formal sitting room, study, ground floor cloakroom, driveway and detached double garage.

Of particular note is the attractive rear garden, which has been thoughtfully landscaped and offers a high degree of privacy.

## The Location:

The village centre at Angmering has a good range of local facilities including public houses, shopping and a railway station. The village itself lies between Chichester and Brighton and has become a popular location for second homeowners commuting from London. There is an abundance of leisure activities on your doorstep, including Chichester Marina for those with a passion for yachting or Goodwood, which offers horseracing, motor racing, golf and a variety of other leisure activities. This makes Angmering Village an Ideal location for anyone interested in a weekend or summer retreat.

Transport is convenient with the local Angmering mainline station serving London Victoria, Brighton, Portsmouth, and Southampton. Gatwick airport is about 40 miles away from Angmering.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Please note that none of the services or appliances have been tested by Pegasus Properties. Broadband available.

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band G









# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.



Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E



## Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like your being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in it's own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.





# Your local Property Professional



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