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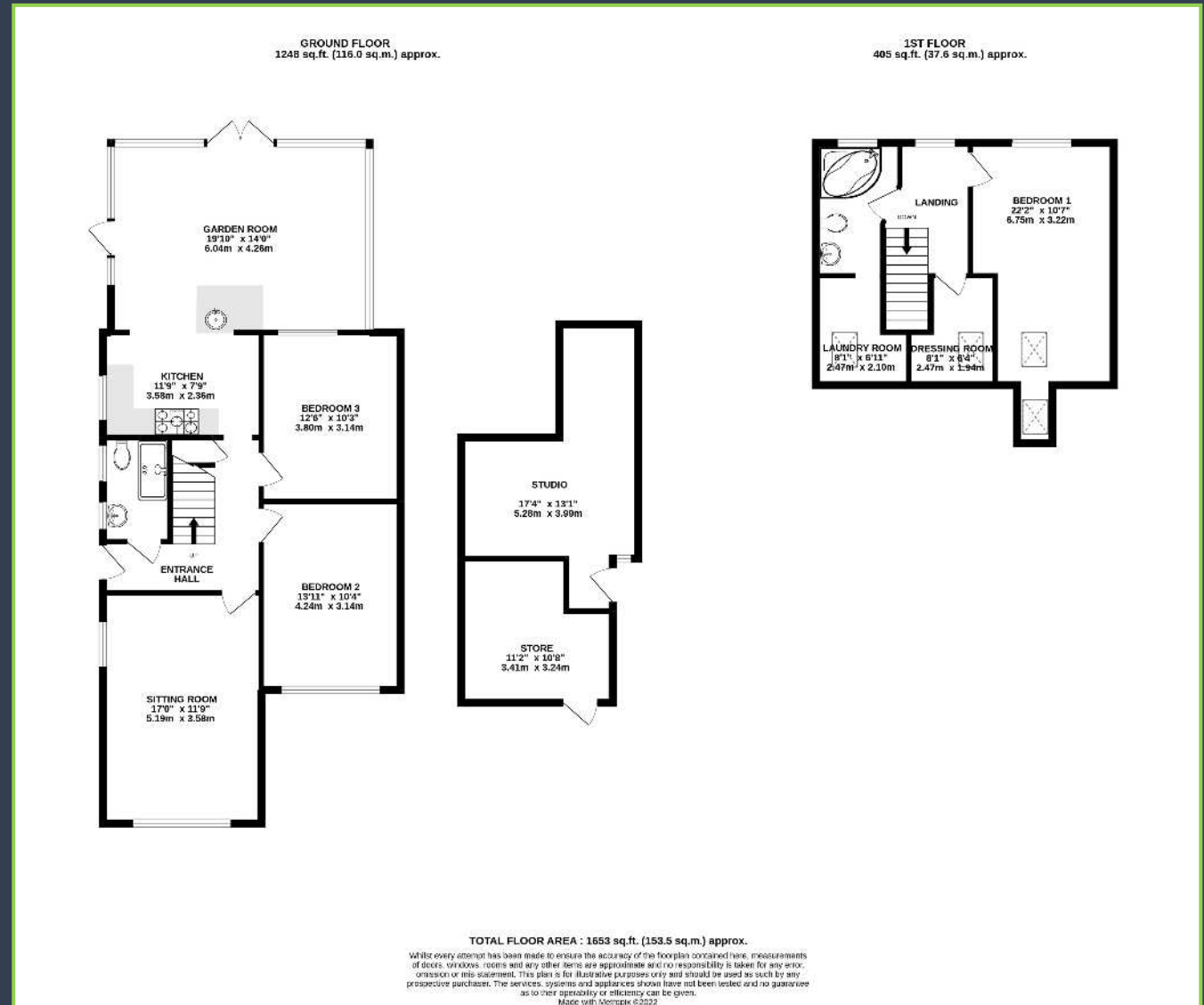




3 Bedroom Semi-Detached Chalet Bungalow  
£545,000 Freehold

## Floor Plan:

- Enviable position
- 3 bedrooms
- 2 bathrooms
- Open plan kitchen/dining/garden room
- Sitting room
- Driveway
- Detached studio
- Attractive gardens















## The Property:

A beautifully presented semi-detached home, located on the fringes of the picturesque village of Angmering, and positioned within striking distance of the local amenities including a variety of larger superstores and the mainline railway station, which is direct to London Victoria.

This spacious and versatile property boasts accommodation arranged over two levels. The ground floor comprises of a welcoming entrance hall, formal sitting room and stunning modern open plan kitchen/dining/garden room. Completing the ground floor are two large double bedrooms and a modern shower room.

The master bedroom, dressing room and family bathroom with adjoining laundry room are all located on the first floor.

To the front is a private driveway with parking for several vehicles and lawned area. The west facing rear garden is extremely secluded and set out over three sections, a large block paved terrace, lawns with a tiered Koi pond and set to the rear is an enclosed kitchen garden with raised beds. Located from the garden is the large brick built studio, which has previously served as a canine grooming centre, annex and home office with secure storage to the front.

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## The Location:

Located on the fringes of Angmering Village where there are plenty of amenities including shops, post office, public houses, library and schools, which really do keep the village lifestyle going. There is a variety of superstores within a mile or two.

Nearby towns of Arundel, Chichester and Brighton offer a more comprehensive display of shops restaurants and bars. There is an abundance of leisure activities on your doorstep, many of them being sea based including sailing, windsurfing and kayaking from various beaches and sailing clubs along the south coast.

To the north lies the rich unspoilt countryside of the South Downs National Park criss-crossed with many footpaths and bridle paths providing opportunities for walking and mountain biking. Nearby Ham Manor Golf Club and Goodwood also provide facilities including golf courses, racecourse, country club and airfield. Goodwood plays host to the annual Festival of Speed and the Revival of its historic motor circuit.

There are mainline stations at Angmering, which is about 1 mile away, and Arundel, providing a regular service to London Victoria.

### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

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

# 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 UKs 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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