



GRAHAM BUTT
EXCLUSIVE HOMES



PLOT 1

WEST DRIVE | HAM MANOR | ANGMERING | WEST SUSSEX | BN16 4JE

Price on Application

Tenure: Freehold

COMING SOON - SUMMER 2018 !!!! Situated on the prestigious and sought after Ham Manor private estate we are pleased to offer to the market two individually designed Scandia Hus new homes. Both Plots offer five good size bedrooms and are set on generous plots. These executive style homes have a unique blend of a traditional designed exterior with a contemporary feel to the interior design, with an unrivalled level of specification and attention to detail. Each plot is individual in its appearance and both benefit from double garages and landscaped gardens. Golf lovers will be in their element with Ham Manor Golf Club a short walk away.

Rustington village centre under 2.5 miles | Angmering railway station under 1 mile | Arundel Historic Town under 8 miles | Worthing Town Centre 7 miles | Chichester City Centre under 17 miles or 40 minute drive | Gatwick Airport under 40 miles or 60 minutes by car or 1 hour two minutes on average by train | Angmering railway station to London Victoria average time 1 hour 35 minute or average train time to London Bridge 1 hour 46 minutes | Ham Manor Golf Club under 0.5 mile | Littlehampton Marina 6 miles | Chichester Marina under 22 miles | approximate distances and times according to AA route planner and Google.

- Situated on the Prestigious Ham Manor Private Estate
- Executive Detached Home
- Five Bedrooms
- Separate Living Room | Family Room | Lounge
- Stunning Villeroy and Boch sanitary ware
- Shaker kitchen with quartz work surfaces
- Landscaped gardens
- Detached Double Garage
- Energy Efficiency Ratings TBA



Description

The specification includes:

Villeroy and Boch sanitary ware | Hansgrohe taps and showers | Ensuite will be wet room style | Shaker kitchen with quartz work surfaces | Neff hide and slide cooker with compact microwave | Neff induction hob | Karndean flooring to kitchen area and cloakroom | Tiled floors to bathroom and ensuite | Fitted carpets | Flush Oak veneer doors with an inlay | Built-in sliding wardrobes | Loft trap with a ladder | LED down lights | Landscaped gardens | The properties are currently under construction with an estimated completion date of November/December 2017.

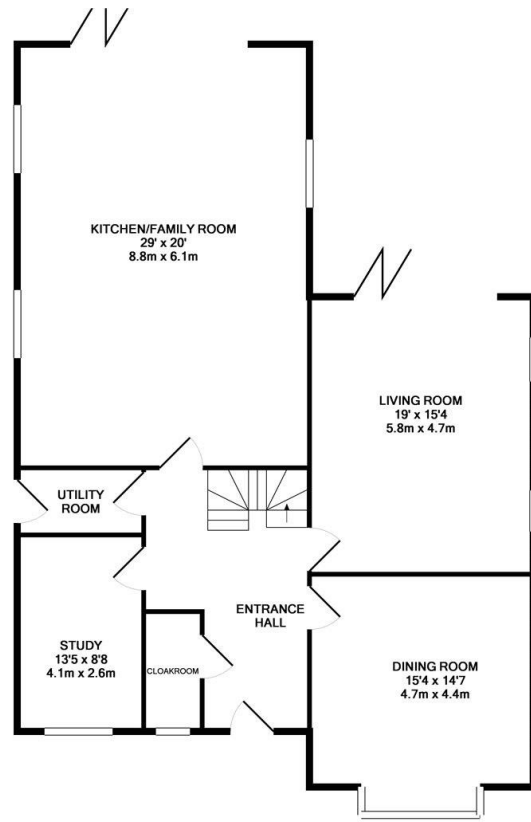
Location

The village of Angmering is a superb location lying between the A259 and the A27 and easily accessible for Angmering station on the Brighton/Portsmouth line giving direct access to Gatwick and London Victoria. Ham Manor is approximately 2 miles from the sea.

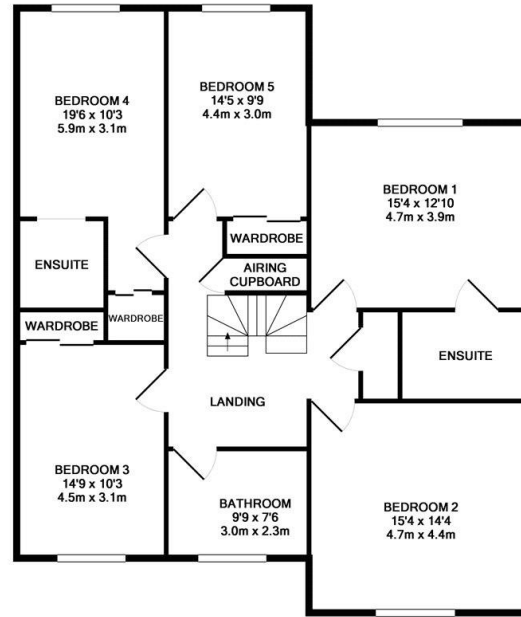
The historic roots of Angmering date back to the Bronze Age and the village is home to a number of historic houses dating back to the 1600's. It retains a rural charm due to the preservation of the village square and the conservation area.

Shops and facilities are available in the village with more comprehensive shopping in adjoining Rustington. For major town stores Worthing and Chichester are recommended.

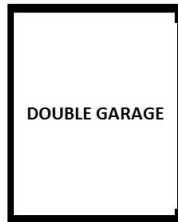




GROUND FLOOR



1ST FLOOR



DOUBLE GARAGE



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property. The room measurements are given in good faith as a guide and should not be relied upon for carpets or furnishings.



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www.grahambutt.co.uk

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