



Total Area: 1825 ft² ... 169.6 m²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023.

Council Tax Band: F
Energy Efficiency Rating: C



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**“Cave Canem”, The Avenals,
Angmering, West Sussex, BN16 4AN
“Guide Price” £700,000 (Freehold)**



"Cave Canem" is a substantial detached bungalow occupying a large, elevated corner plot, within a delightful private cul-de-sac.

This unique property is now offered for sale boasting decidedly spacious and extremely versatile accommodation, which is currently configured as; two bedrooms, both of which enjoy extensive built-in storage; three reception rooms; two fitted kitchens; utility/breakfast room; conservatory; contemporary bath and shower rooms, and a further independent WC. Notably, the inclusion of a second kitchen gives rise to potential annex style accommodation.

The beautifully maintained gardens that fully surround the property are a most impressive feature. The vast array of plants, bushes, and trees provide a scenic background, and there are several patio/decked areas, including an enclosed westerly facing courtyard, where you can relax and enjoy the garden views.

Additional attributes include an entrance porch, leading through to a generous entrance hall; gas central heating; double glazing; a detached garage with electric roller door, and a double width block paved driveway enabling off road parking.



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The Avenals is delightfully positioned within the conservation area of Angmering, only a few hundred yards from the village square.

The situation also enables easy access to many other important local amenities including; Angmering Medical Centre; the Village Hall; two primary schools; and The Angmering Secondary School; all of which can be found in an approximate 1-mile radius.

Notably, public transport links are conveniently close by, with the number '9' bus service operating along neighbouring High Street, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, found in approximately 1.5 miles.

