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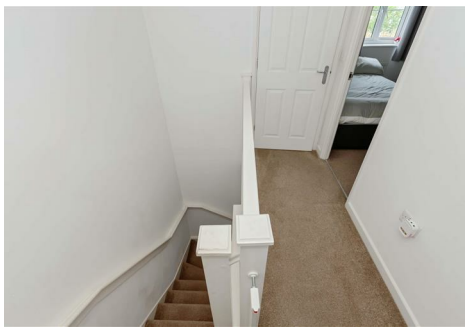


Station Road, Angmering, Littlehampton, BN16 4NR

Asking Price £324,950

A fantastic opportunity to purchase this well presented three-bedroom terraced home, perfectly situated in a popular residential area close to Angmering village and excellent transport links.

The ground floor offers a bright and spacious living room with doors opening directly to the garden, a separate fitted kitchen, and a convenient cloakroom. Upstairs, there are three good-sized bedrooms, with the master benefitting from an en-suite shower room and built-in wardrobes. A modern family bathroom completes the first floor.

Outside, the property boasts a front garden and a south private rear garden, mainly laid to lawn with paved seating areas—ideal for relaxing or entertaining. At the rear, there's also a garage which has pitched roof for storage, directly accessed from the garden, plus a driveway providing off-road parking.

Located in the pretty village of Angmering, the property is within easy reach of everyday amenities, well-regarded schools, and a mainline railway station offering direct services to London Victoria.

3 2 1 C

Council Tax Band: D

- Ideally located for commuters, only 0.1 miles to Angmering Station
- New kitchen
- Family bathroom to the first floor
- Garage with direct garden access and parking space in front
- Spacious living room with doors to the rear garden
- Three bedrooms, including master with en-suite and fitted wardrobes
- New boiler
- Private rear garden mainly laid to lawn with patio areas
- Close to popular shops, pubs, restaurants, and schools
- Ground floor cloakroom

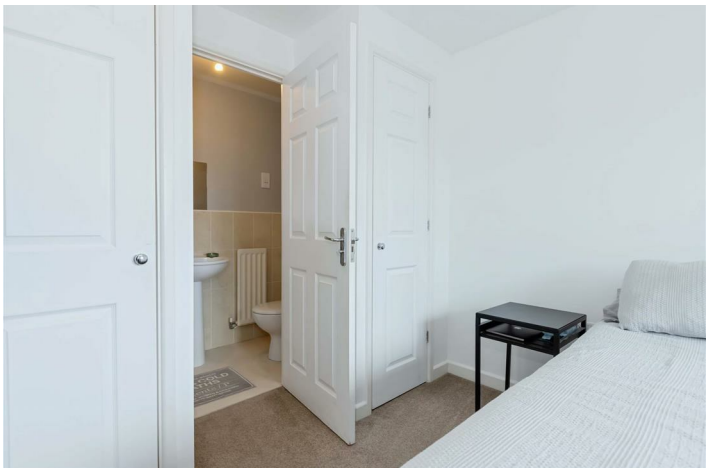
The charming village of Angmering provides a range of everyday amenities, including local shops, pubs, restaurants, and well-regarded schools.

For a wider selection of retail, dining, and leisure options, the larger coastal town of Worthing and the historic city of Chichester are both within easy reach.

The area also offers a variety of sporting and recreational facilities, including Lanes Health Club, horse racing at Goodwood and Fontwell, golf courses at Ham Manor, Rustington and Worthing, and sailing at Chichester and Bosham Harbours.

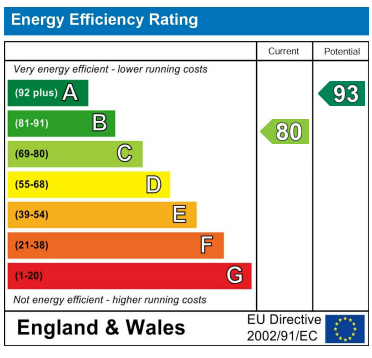
Located on the edge of the stunning South Downs National Park, the region is ideal for outdoor enthusiasts, with numerous footpaths and bridleways perfect for walking and horse riding.

Excellent road links via the A27 and A24 provide convenient access to the M23 and Gatwick Airport.



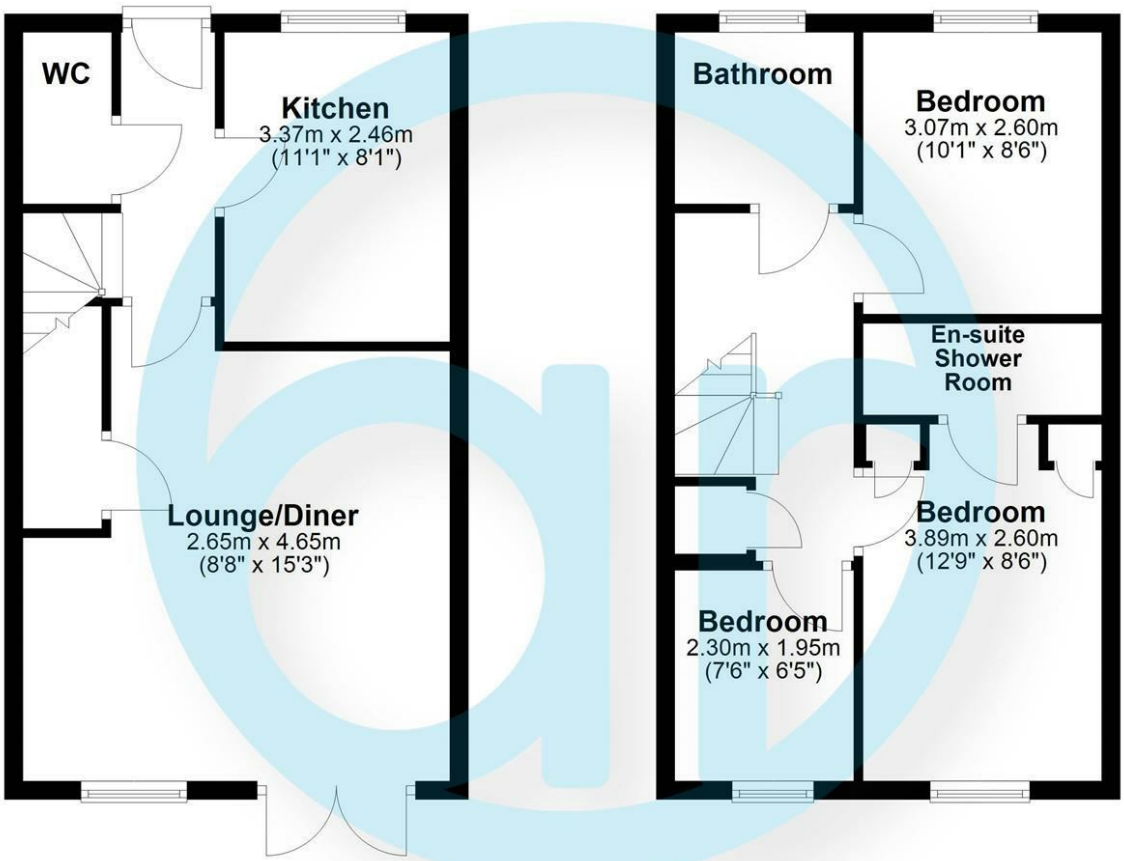
EPC Rating:

C



Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)

Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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