



Mill Road Avenue, Angmering, BN16 4HR

Freehold

Stunning two double bedroom bungalow • Modern kitchen • Impressive spacious conservatory • Study • Bathroom • Separate WC •  
Beautifully landscaped garden • Workshop • Integral garage with electric up and over door • For more information go to the  
Cooper Adams Website

*Cooper Adams*



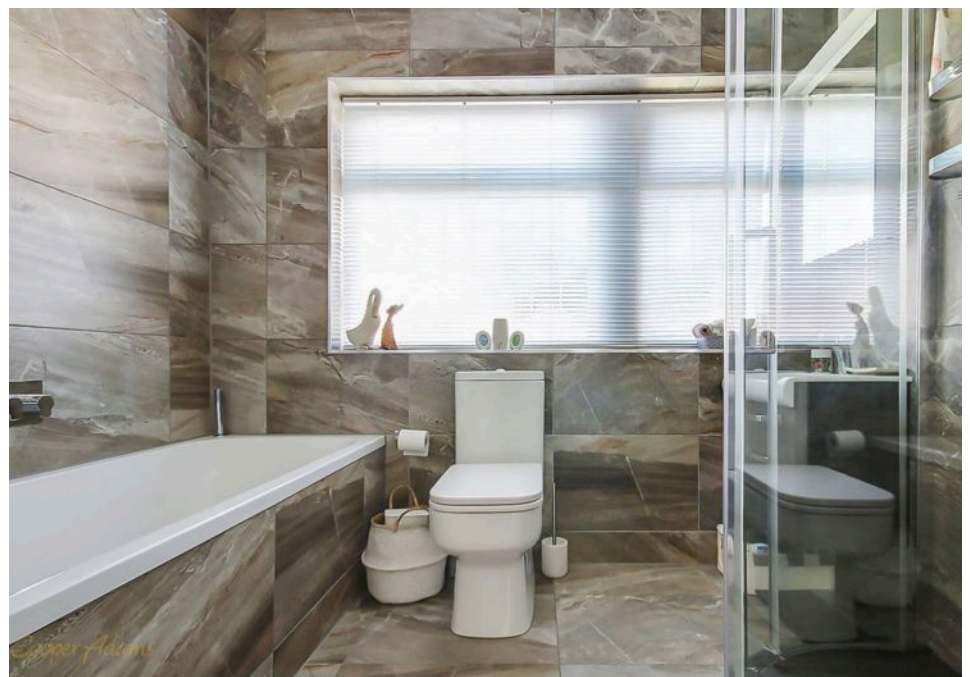
Nestled in a popular location, this exceptional two double bedroom bungalow offers a comfortable and contemporary living experience. The property boasts a sizeable porch with WC, a fully fitted kitchen, a study, and an impressive, spacious conservatory that floods the space with natural light. The modern bathroom features a separate shower cubicle and underfloor heating, while the beautiful sitting room is enhanced by a cosy gas fire. There are two excellent sized double bedrooms both with fitted wardrobes. The large west facing landscaped garden provides a serene outdoor retreat, complemented by a workshop, summerhouse and an integral garage with an electric up and over door.

The property also benefits from a large driveway providing convenient and secure off-street parking. Whether enjoying the tranquillity of the garden or entertaining guests in the impressive conservatory, this property presents a perfect blend of indoor comfort and outdoor charm. A rare find in a sought-after neighbourhood, this bungalow is ready to welcome its new owners into a lifestyle of ease and elegance.

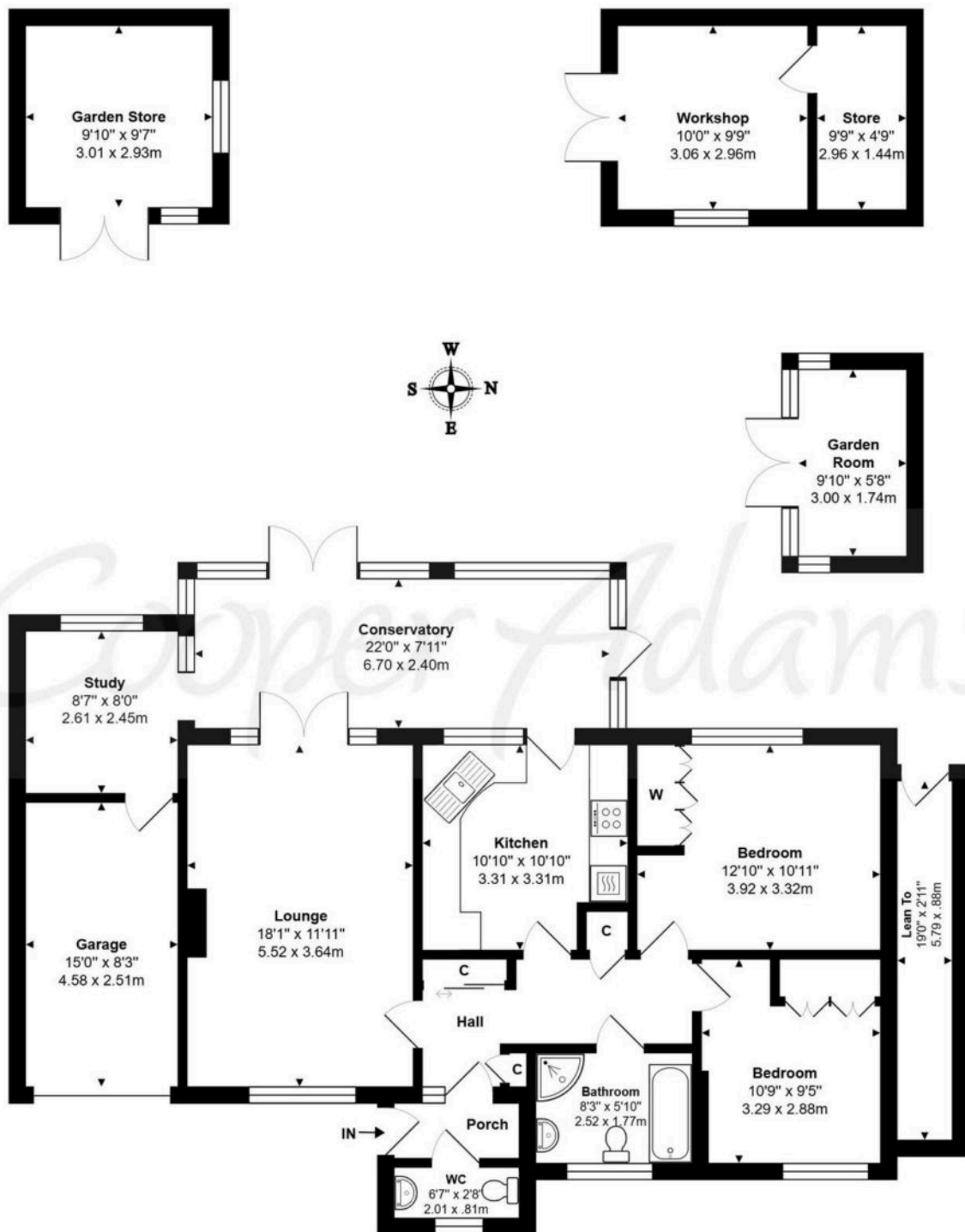


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



*Cooper Adams*



Mill Road Avenue, Angmering, BN16 4HR

Total Approx. Floor Area 1562 ft² ... 145.1 m² (Includes Outbuildings)

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jtm 2025

This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested. Cooper Adams is a trading name of Cooper Adams Estates Limited registered at Bishoptone, Registered in England and Wales. Our registered number is 07127482. Our VAT Number is 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - [www.cooper-adams.com](http://www.cooper-adams.com)