



High Street, Angmering, BN16 4AE

Freehold Freehold

A four bedroom substantial character property • Modern kitchen/breakfast room with underfloor heating • Stunning double breasted open fireplaces • Located in Angmering's conservation area • Independent annexe • Elevated garden with views of Angmering's village rooftops • For more information please visit the Cooper Adams website

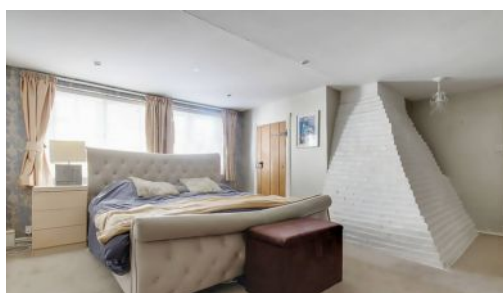
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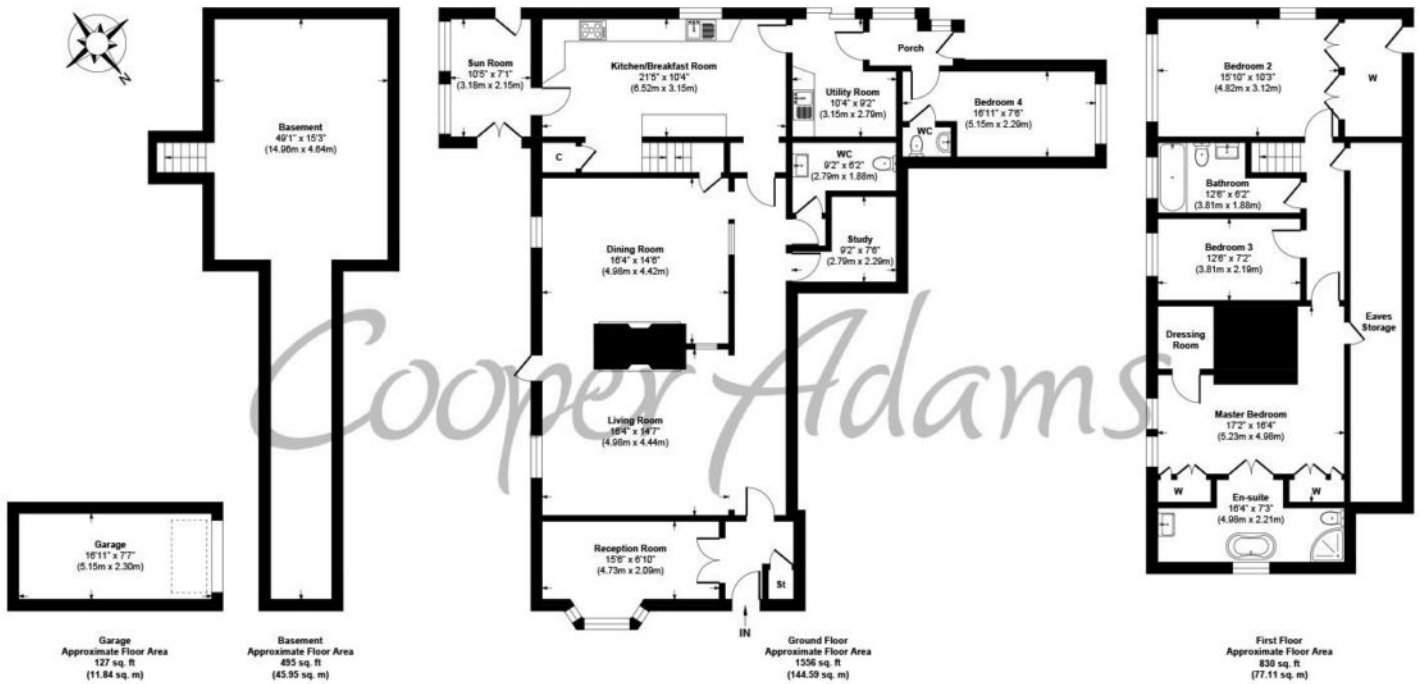
Tucked away in the heart of Angmering's prestigious conservation area, this beautifully updated four-bedroom home blends period charm with modern comfort. Original features such as exposed beams, traditional fireplaces, and a striking double inglenook fireplace with log burner create a warm, timeless feel. A welcoming entrance hall leads to a cosy reception room, ideal as a reading nook or music space. The heart of the home is a stylish, newly fitted kitchen/breakfast room with underfloor heating, perfect for everyday living and entertaining. Additional living spaces include a formal dining room, sitting room, study, cloakroom, and a large utility room. An independent annexe with private entrance and WC offers flexibility as a guest suite, office, or studio. Upstairs, the spacious principal suite with underfloor heating includes a dressing area and luxury en-suite. Two further double bedrooms, a large storage room, and a modern family bathroom completes the upper floor. A basement level adds valuable storage or utility space. The elevated rear garden provides lovely views over Angmering's rooftops. A single garage and a powered garden pod offer secure parking and extra space for work or leisure.



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.





High Street, Angmering, BN16 4EA
Approx. Gross Internal Floor Area 3008 sq. ft / 279.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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