



## The Square, Angmering, BN164EA

Freehold

A semi-detached three-bedroom character cottage • Heart of Angmering Village • Beautiful large rear garden • Grade II listed  
• Ensuite to main bedroom

*Cooper Adams*

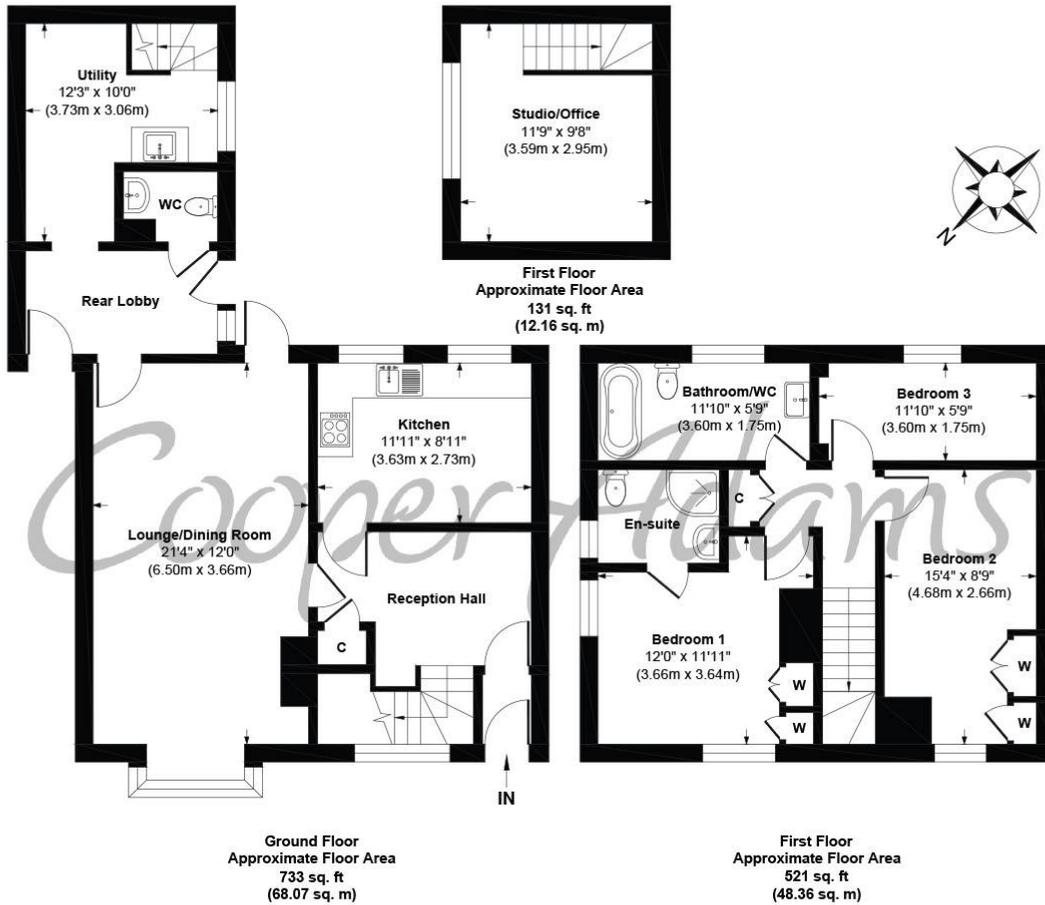
A REAL SHOW STOPPER. Beautiful inside and out, this Grade II listed property is a wonderful home located conveniently in Angmering village. The stunning entrance hall welcomes you into the heart of the property. The recently renovated kitchen features quartz worktops, shaker-style units, and all integral appliances, offering a real upgrade. In the sitting come dining room, you'll find a captivating fireplace currently housing an electric fire but with the potential to be reopened as a traditional open fire. Upstairs, there are three great sized bedrooms. The master bedroom includes an ensuite and built-in wardrobes, while another bedroom also features built-in wardrobes. The property exudes charm throughout, and the majority of the windows have been replaced to match the original design, complying with its listed status. The exterior is just as impressive with a beautiful three-tiered garden. The first tier offers a large seating area, the second has beautiful trees, shrubs, and bushes, and the last tier includes a delightful summer house, to relax and unwind in and lastly a useful storage shed.

Council Tax band: D



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.





**The Square, Angmering , West Sussex, BN16 4EA**  
**Approx. Gross Internal Floor Area 1385 sq. ft / 128.59 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale

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