



Rectory Lane, Angmering, BN16 4JU

Freehold

Exceptional four bedroom detached bungalow • Two spacious reception rooms • Stunning private mature well manicured garden • Located in the sought after prestigious Rectory Lane • Offered chain free • For more information visit the Cooper Adams website •

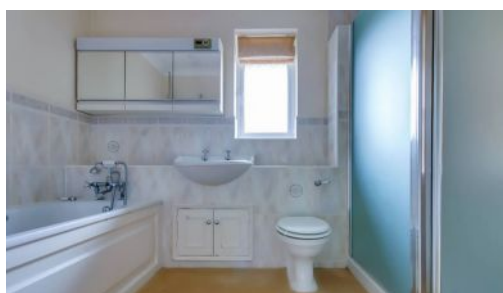
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We are delighted to present this exceptional four-bedroom detached bungalow, located on the prestigious and highly sought-after Rectory Lane in Angmering. The ground floor welcomes you with a large entrance hall that leads into a fully fitted kitchen and breakfast room. Just off the kitchen is a separate utility room, which provides internal access to a very spacious double garage. The property features two substantial reception rooms, a bright and airy sitting room with doors opening onto the rear garden, and a separate dining room ideal for entertaining guests. The principal bedroom includes extensive fitted wardrobes and a private en-suite bathroom. There are two further double bedrooms, both with fitted wardrobes, and a fourth double bedroom which can also function as a study or additional living space. A well-appointed family bathroom completes the internal layout. Outside, the property continues to impress with a stunning, mature and well-manicured garden to the rear, offering a peaceful and private retreat. A beautifully landscaped patio area and a charming summer house further enhance the appeal of the outdoor space. To the front, a sweeping driveway leads to the double garage and offers ample parking for multiple vehicles.

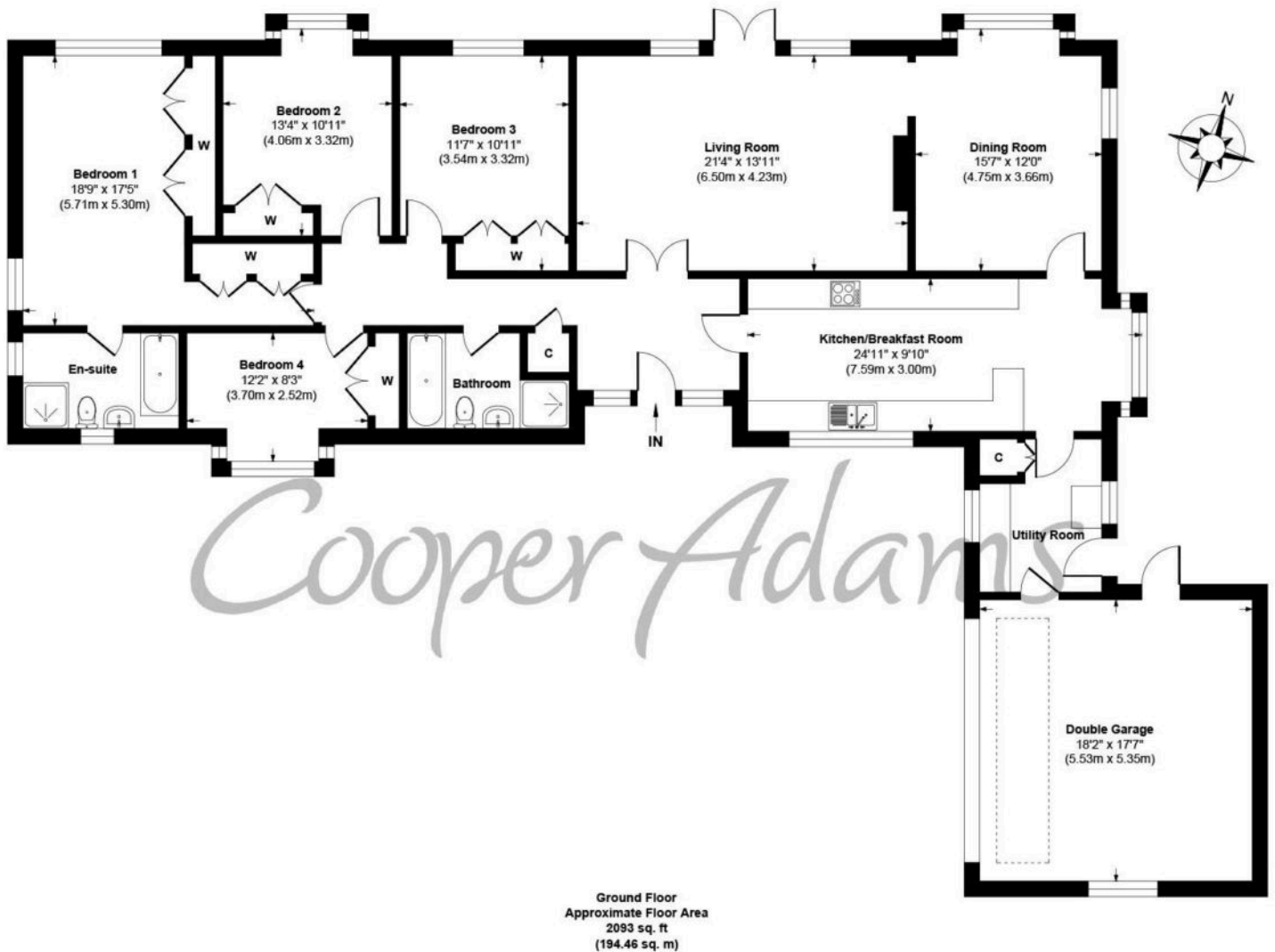


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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



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Approx. Gross Internal Floor Area 2093 sq. ft / 194.46 sq. m

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

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