



3 Gladstone Cottages Water Lane, Angmering - BN16 4EL

£275,000 Freehold

Character Cottage Located Close to Village Centre • Two Reception Rooms that are Open Plan • Two Generous Bedrooms & Stylish Bathroom with Separate Shower • Landscaped, Tiered Garden that is Cleverly Designed to Catch the Sun • Fitted Kitchen with Plenty of Cupboards and Work Surfaces • Garden Outbuilding that Benefits from Utility Space • Property Can Potentially Be Chain Free



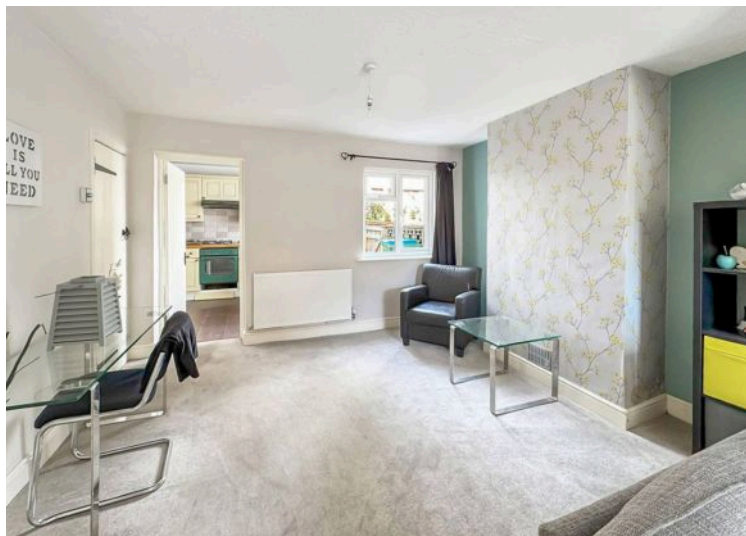
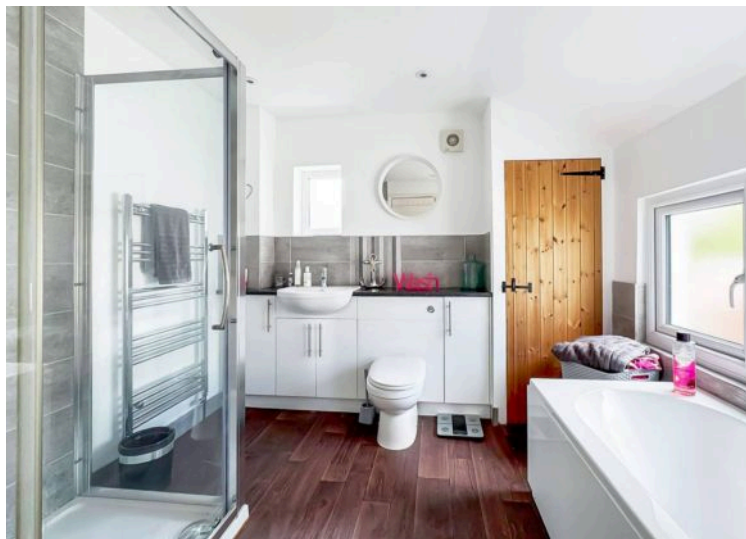
Charming TWO DOUBLE BEDROOM Cottage – Built 1898. Presenting this delightful two double bedroom character cottage, ideally located just a short walk from Angmering’s historic square. Upon entering, you are greeted by a welcoming living room filled with natural light, flowing seamlessly into the open-plan dining area. The adjoining fitted kitchen offers ample work surface and cupboard space, perfectly catering to modern family life. Upstairs, two generously sized double bedrooms provide flexibility, complemented by a pristine refitted bathroom with a separate shower cubicle, ensuring the whole family is catered for. The tiered garden has been thoughtfully relandscaped to capture the south/west sun and features a handy garden store outbuilding. Situated close to local shops, restaurants, schools, and transport links, this property is ideal as a next-step move, downsizer, upsize, or investment. Don’t miss the opportunity to make this characterful cottage your new home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Living Room

11' 8" x 11' 7" (3.56m x 3.53m)

Living room with feature fireplace that is open plan to the dining room

Dining Room

11' 9" x 11' 8" (3.58m x 3.56m)

Dining room which leads through to the kitchen

Kitchen

9' 0" x 8' 10" (2.74m x 2.69m)

Fitted kitchen with ample cupboard and worksurface space. There is a utility outbuilding to the rear of the kitchen, accessible by the garden.

Bedroom 1

15' 1" x 11' 7" (4.60m x 3.53m)

Generous double bedroom with plenty of space for wardrobes

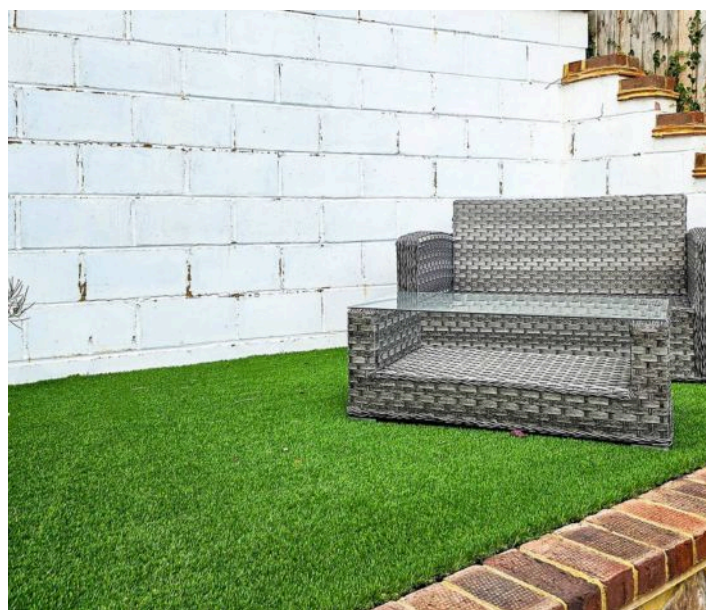
Bedroom 2

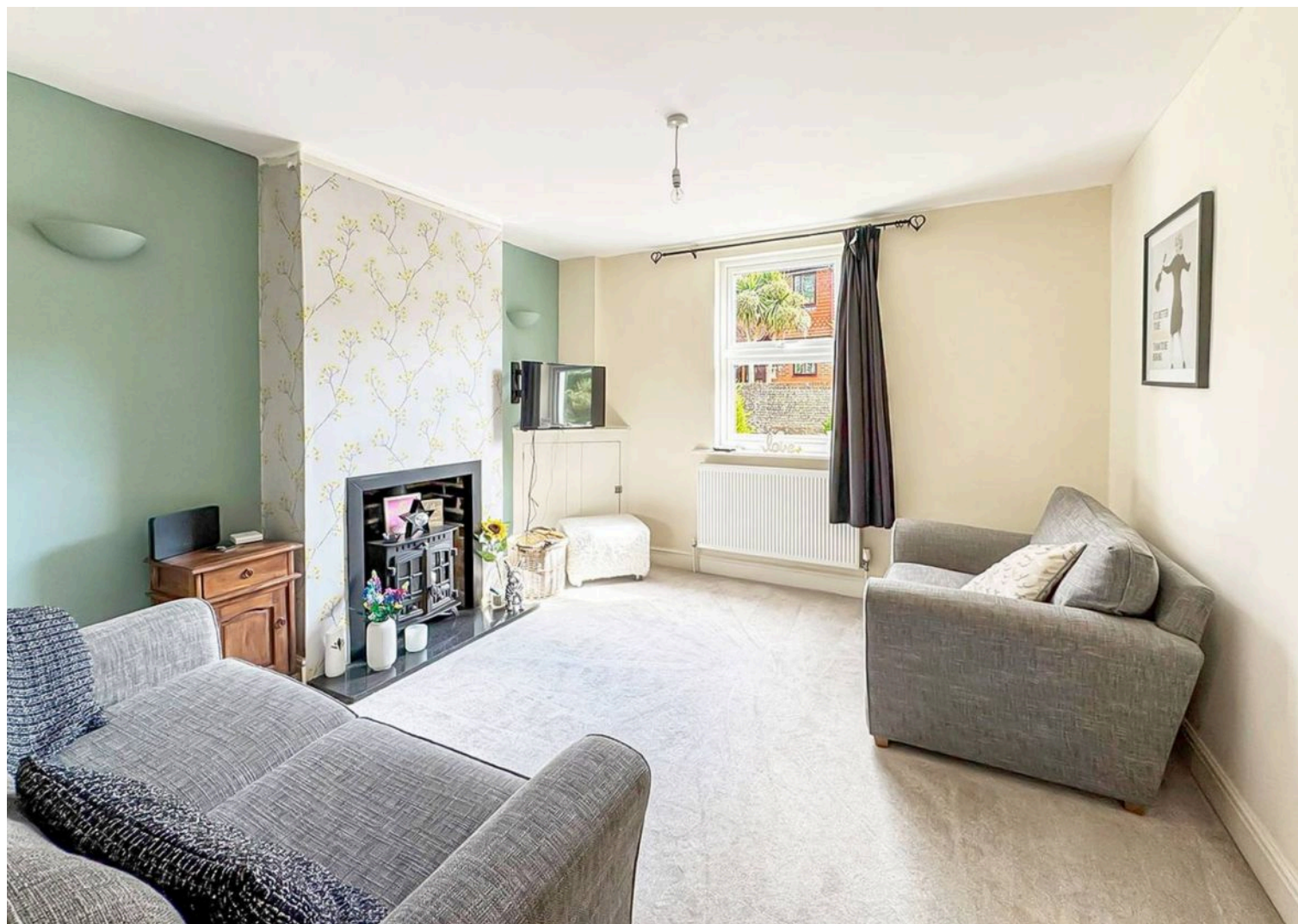
11' 9" x 9' 5" (3.58m x 2.87m)

Second bedroom adds flexibility should a home office, nursery or walk-in wardrobe be preferred.

Bathroom

Stylish bathroom suite with a separate shower cubicle







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