



31 Nursery Road, Angmering – BN16 4GQ

£385,000 Freehold

Well-presented three-bedroom semi-detached home in move-in condition • Sunny south-facing garden ideal for families and entertaining • Two open-plan reception rooms plus separate kitchen • Master bedroom with ensuite and modern family bathroom • Ground floor cloakroom for added convenience • Sought-after Bramley Green close to shops, schools and green spaces • Garage with Electric Door plus a Parking space



Located on the ever-popular Bramley Green development in Angmering, this beautifully presented three-bedroom semi-detached home is in very good decorative order throughout, offering a stress-free move.

Perfectly suited to family life, it features two bright open-plan reception areas, a separate kitchen, ground floor cloakroom, ensuite to the master bedroom and a modern family bathroom. The delightful south-facing garden is ideal for children or entertaining, with a garage to the rear adding extra convenience and a single allocated parking space.

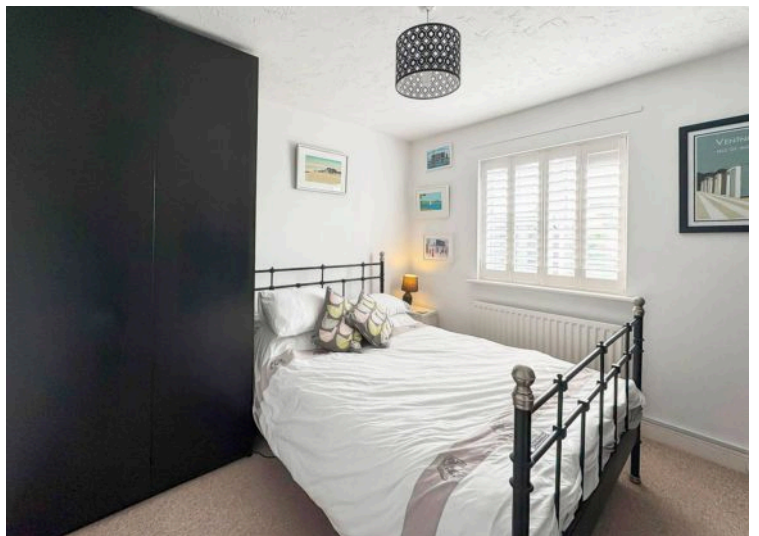
Just a short walk from the village square, shops, schools and amenities, and surrounded by open green spaces, this home combines modern comfort with a strong sense of community - making it an absolute must-see! A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's.

Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Kitchen

10' 6" x 9' 2" (3.20m x 2.79m)

Living Room

15' 11" x 10' 8" (4.85m x 3.25m)

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)

Bedroom 1

12' 3" x 9' 6" (3.73m x 2.90m)

Bedroom 2

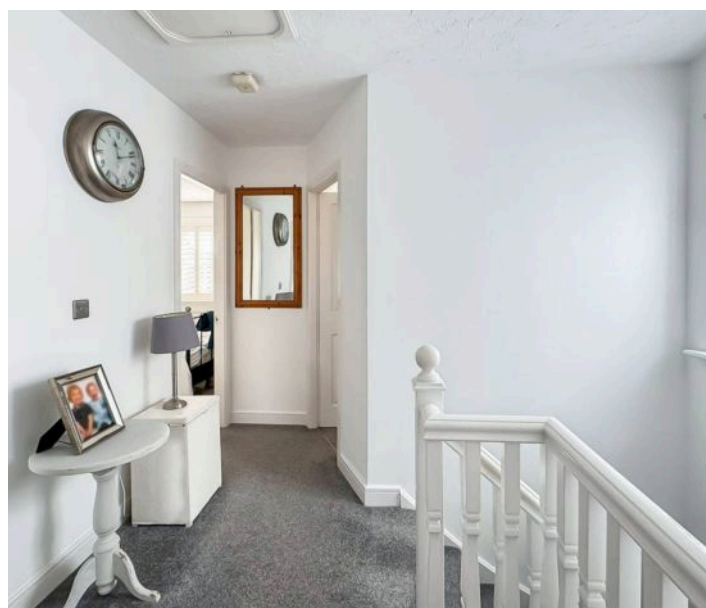
11' 1" x 10' 7" (3.38m x 3.23m)

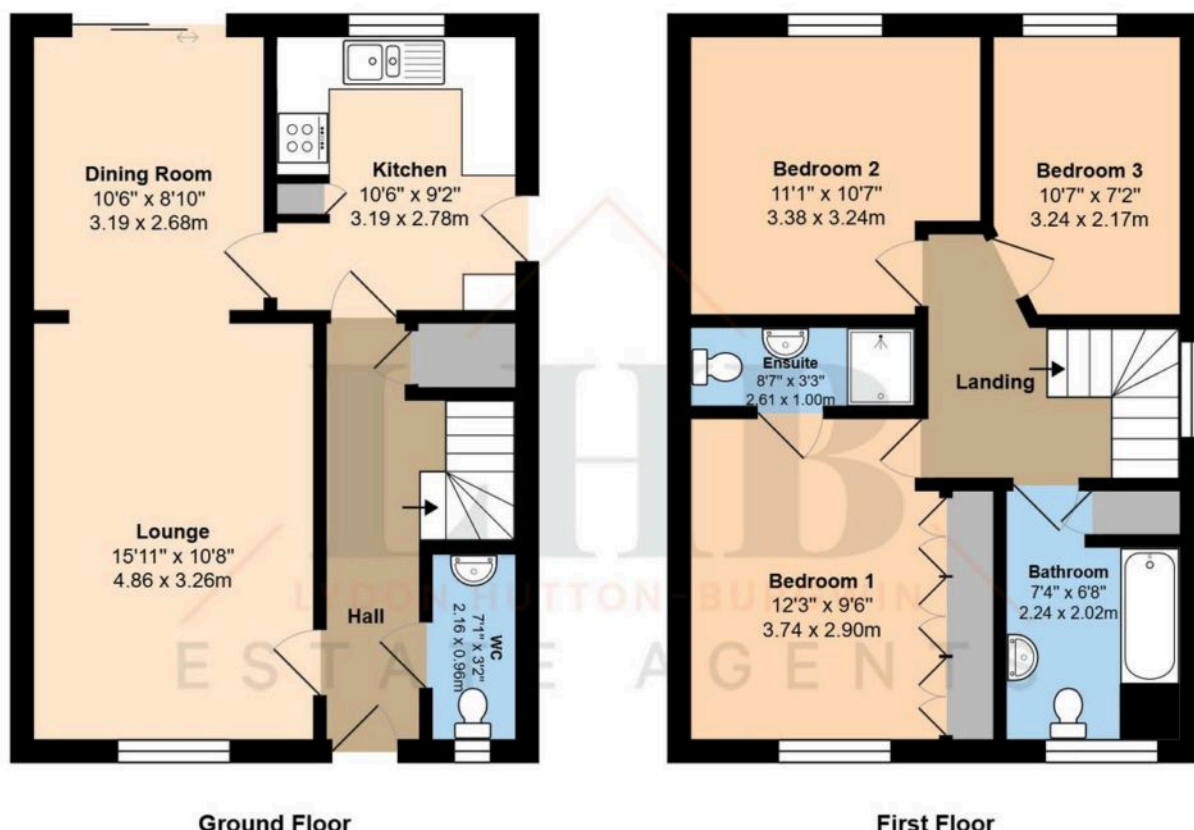
Bedroom 3

10' 7" x 7' 2" (3.23m x 2.18m)

Bathroom

Ensuite





Total Approx. Floor Area 1001 ft² ... 93.0 m²

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 1st Image 2025

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