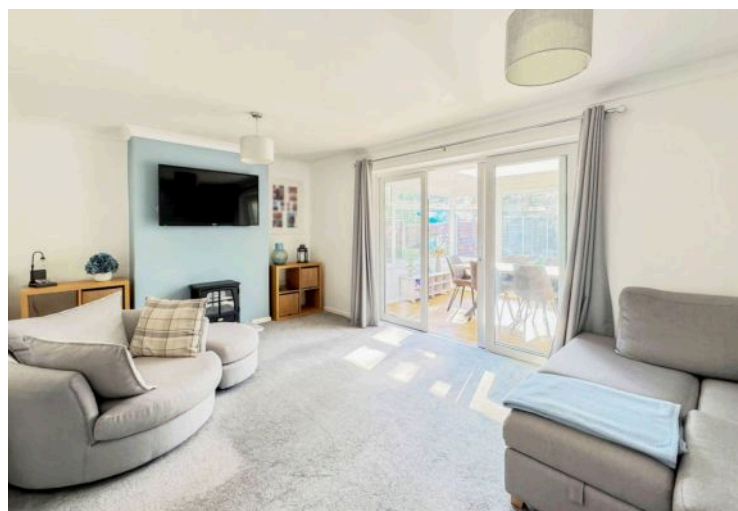




15 Cumberland Road, Angmering - BN16 4BG

£345,000 Freehold

Beautifully presented three-bedroom family home in the heart of Angmering Village • Spacious living room, bright conservatory dining area, and modern fitted kitchen • Family bathroom and ground floor WC, ideal for busy family life • Private, low-maintenance SOUTH FACING rear garden plus garage with internal access. Parking for 4 vehicles • Short stroll to Angmering's historic square, independent shops, cafés, and eateries • Excellent transport links with nearby mainline station to London Victoria & Gatwick • Close to Rustington retail park, leisure facilities, golf, sailing, and Lanes Health Club



LHB Estate Agents are delighted to present this excellent three-bedroom family home, ideally positioned in the heart of Angmering Village – and are typically sought after family homes, first time buys or ‘next step’ moves! Boasting spacious and versatile accommodation, the property features a fantastic living room, a bright conservatory currently used as a dining area, and a fitted separate kitchen. Notably there is also a ground floor WC, as well as a family bathroom upstairs and three excellent-sized bedrooms, providing ideal space for growing families.

Outside, this home enjoys a low-maintenance SOUTH FACING private rear garden, perfect for relaxing or entertaining, along with a garage featuring internal access from the porch and parking for up to four vehicles. Conveniently located within easy walking distance of local shops, schools, and amenities, this property represents a fantastic opportunity for buyers seeking a well-presented family home with garage and garden in a popular West Sussex village.

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: C | Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living Room

18' 7" x 11' 2" (5.66m x 3.40m)

Kitchen

8' 3" x 11' 3" (2.52m x 3.43m)

Dining Room/Orangery

14' 5" x 9' 6" (4.39m x 2.90m)

Bedroom 1

14' 3" x 6' 11" (4.34m x 2.11m)

Bedroom 2

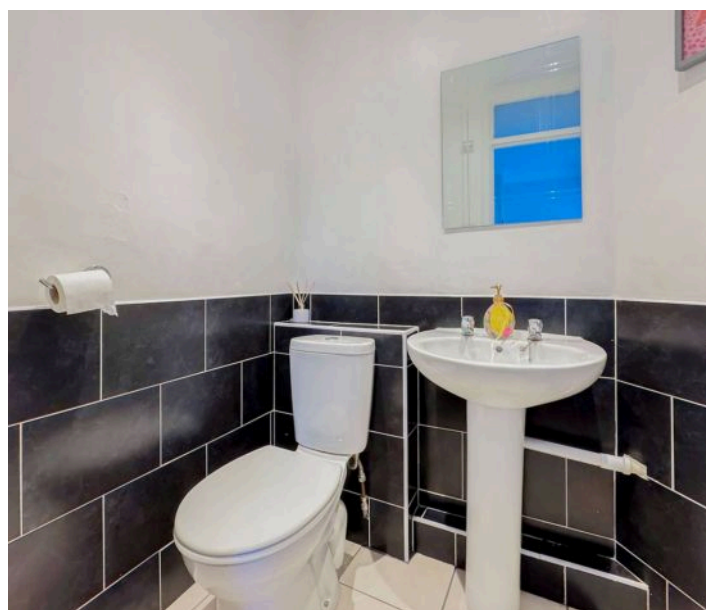
14' 1" x 10' 1" (4.29m x 3.07m)

Bedroom 3

8' 6" x 8' 2" (2.59m x 2.49m)

Bathroom

GF WC





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