



Mill Road Avenue, Angmering

West Sussex

Guide Price £780,000

51 Mill Road Avenue

Angmering, West Sussex

Set within a secluded, fully enclosed plot, this truly exceptional detached chalet residence offers a rare blend of individuality, character and luxurious modern living. From the moment you pass through the twin opening driveway gates, the impressive frontage, extensive parking and beautifully landscaped wrap-around gardens set the tone for what is to come.

Step inside and you are greeted by a home rich in standout features, with the ground floor offering an effortlessly stylish fitted kitchen and breakfast room complete with range-style cooker, a generous multi-purpose living room flowing into a light-filled conservatory, a separate dining room, and a beautifully appointed luxury bathroom. A ground floor bedroom provides flexibility for guests or multi-generational living. The surprises continue with one of the property's most exciting features – a concealed golf simulation room, perfect for year-round practice or easily transformed into a superb home cinema for immersive entertainment nights.

Upstairs, the indulgent principal bedroom includes a dedicated dressing room, accompanied by a further well-proportioned bedroom and an elegant shower room. Outside, the magic continues in the enclosed gardens, thoughtfully designed to create a variety of charming seating and entertaining areas, including a garden bar and sheltered spaces ideal for outdoor dining and relaxation.



This is a home that must be seen to be truly appreciated – distinctive, stylish and absolutely unforgettable. 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.

- Exceptional detached chalet residence.
- Concealed GOLF SIMULATION ROOM which can also serve as a superb HOME CINEMA
- Stylish fitted kitchen and breakfast room with range-style cooker
- Generous multi-purpose living room flowing into a light-filled conservatory
- Principal bedroom with dressing room, further bedroom and elegant shower room, plus landscaped wrap-around gardens with garden bar and outdoor entertaining spaces
- Secluded, fully enclosed plot offering privacy and prestige
- Twin opening driveway gates leading to impressive frontage and extensive parking
- Ground floor bedroom and luxury ground floor bathroom – ideal for guests or multi-generational living.











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