



4 Aldershot Lane, Angmering – BN16 4RT

£400,000 Freehold

Built by CALA Homes, this beautifully designed three-bedroom semi-detached property offers 1,113 sq. ft of versatile living space • Spacious kitchen/dining/family room with ample worktop space and integrated appliances • Three well-proportioned bedrooms, with bedroom one featuring an en suite and built-in wardrobe • Double patio doors allowing natural light to flood the family living area • Welcoming hallway with WC and an elegant front-facing sitting room creating a cosy atmosphere • All flooring, appliances, turf and a shed included, set within a location offering village charm, local shops, eateries, leisure facilities and excellent transport links • Freehold tenure, EPC Rating B, Council Tax Band E and £378.00 annual service charge



Introducing The Fir, a beautifully designed three-bedroom semi-detached home offering 1,113 sq. ft of versatile living space. Step inside the welcoming hallway, passing the convenient WC, and make your way into the elegant sitting room with its attractive front-facing window, providing a cosy and relaxing atmosphere. To the rear, the spacious kitchen/dining/family room has been thoughtfully laid out with ample worktop space and the latest integrated appliances to meet the needs of modern family life. Double patio doors allow natural light to flood the space, creating a bright and inviting environment that's perfect for both everyday moments and hosting guests.

Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom. Bedroom one benefits from its own en suite and built-in wardrobe, adding comfort and convenience. With a Freehold tenure, EPC Rating B, Council Tax Band E and a £378.00 annual service charge, this home offers both style and efficiency. All flooring, appliances, turf and a shed are included, meaning The Fir is ready for you to move straight in and start making memories.

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: TBD

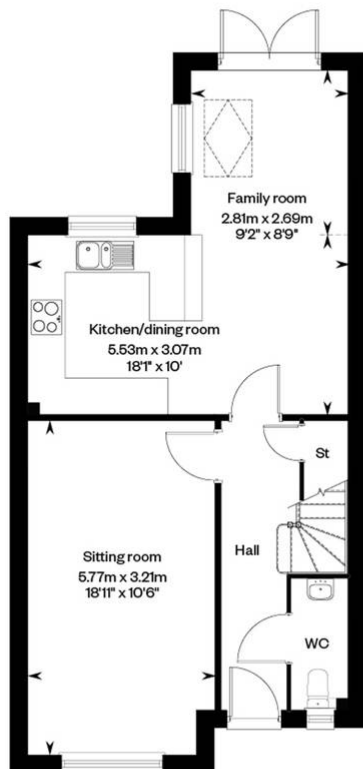
Tenure: Freehold



The Fir

Plots 5, 11, 85 & 155 – as shown

Plots 2, 6, 12, 51, 52, 53, 84, 130 & 142 – handed

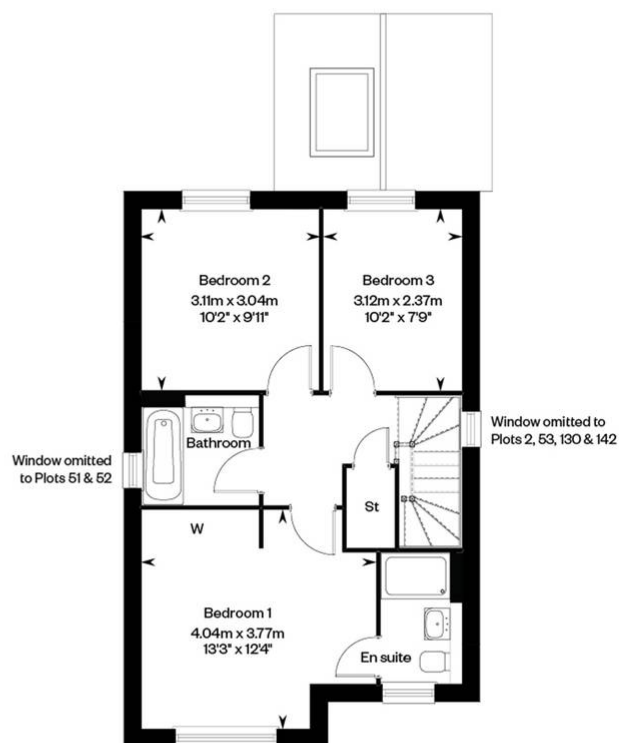


Ground floor

The Fir

Plots 5, 11, 85 & 155 – as shown

Plots 2, 6, 12, 51, 52, 53, 84, 130 & 142 – handed



First floor

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding.