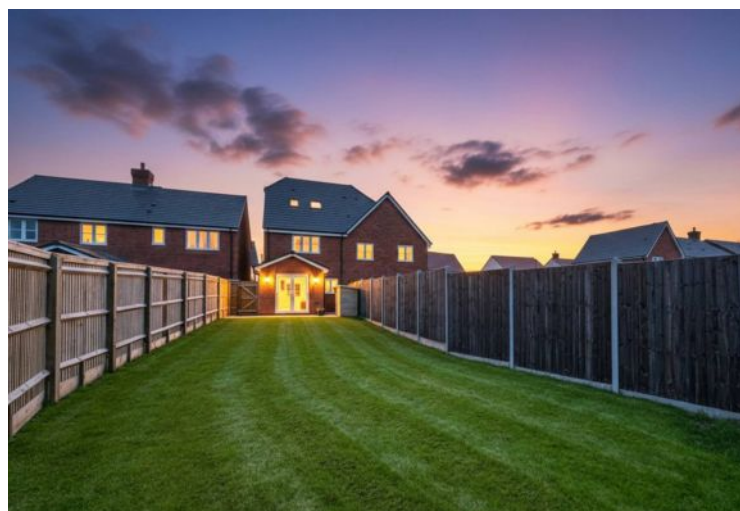




LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



19 Aldershot Lane, Angmering – BN16 4RT

£410,000 Freehold

Built by CALA Homes, this stylish three-bedroom semi-detached home offers flexible living across three floors • First floor features two bedrooms, including bedroom one with fitted wardrobe and en suite • Versatile second floor with bedroom two, its own shower room and an adjoining study ideal for home working • Contemporary front kitchen and spacious open-plan dining/family room with French doors opening to the garden • Impressive vaulted ceiling skylight enhancing natural light and creating an airy ground floor living space • Freehold tenure, EPC Rating B, Council Tax Band E and £378.00 annual service charge, with two parking spaces and optional car port (subject to plot) • Ideally located close to Angmering's historic village centre, local shops, eateries, leisure facilities and excellent transport links to the surrounding coastline and London Victoria



Introducing The Foxglove, a stylish three-bedroom semi-detached home offering flexible living across three well-designed floors. The ground floor features a contemporary front kitchen and a spacious open-plan dining and family room, complete with French doors that open to the garden, filling the space with natural light. A striking vaulted ceiling skylight adds to the sense of openness and modern elegance.

On the first floor, two comfortable bedrooms provide a calming retreat, with bedroom one benefiting from a fitted wardrobe and en suite, alongside a modern family bathroom serving bedroom three. The second floor offers exceptional versatility, with bedroom two accompanied by its own shower room and an adjoining study, perfect for home working, hobbies or a peaceful reading space. With Freehold tenure, EPC Rating B, Council Tax Band E and a £378.00 annual service charge, this home combines practicality, efficiency and style. Completing the property are two parking spaces and, on selected plots, the added benefit of a car port. The Foxglove is a home designed to adapt to modern lifestyles—enquire today to make it yours.

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

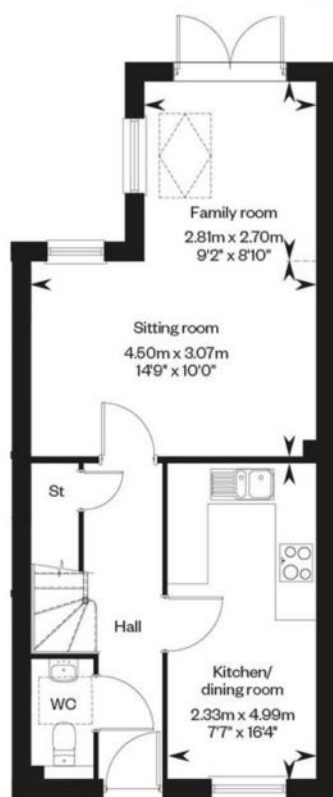
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

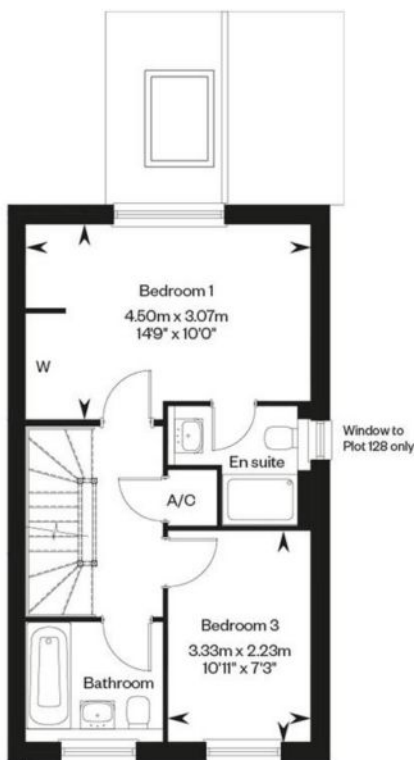




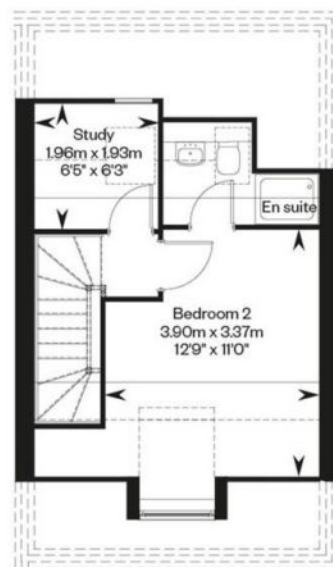
The Foxglove



Ground floor



First floor



Second 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.