



66 Mill Road Avenue, Angmering, BN16 4HX

£875,000 Freehold

Exceptional 1930s character home set in one of Angmering Village's most desirable and well-loved locations • A true forever family home filled with charm, warmth and endless period character • Four generous double bedrooms, including a superb master suite with en-suite • Three flexible ground-floor reception rooms ideal for family life and effortless entertaining • Stylish fitted kitchen with central island, utility room and pantry • Stunning, secluded and mature west-facing landscaped garden with multiple seating areas • Covered deck, garden bar and private gym—perfect for year-round enjoyment • Garage with front and rear access plus ample driveway parking for multiple vehicles



Discover a truly once-in-a-lifetime chance to secure this exceptional 1930s character home, perfectly placed in one of Angmering Village's most desirable and well-loved settings. Bursting with endless period charm, this forever family home offers four generous double bedrooms including a superb master with en-suite, along with three versatile ground-floor reception rooms made for modern living.

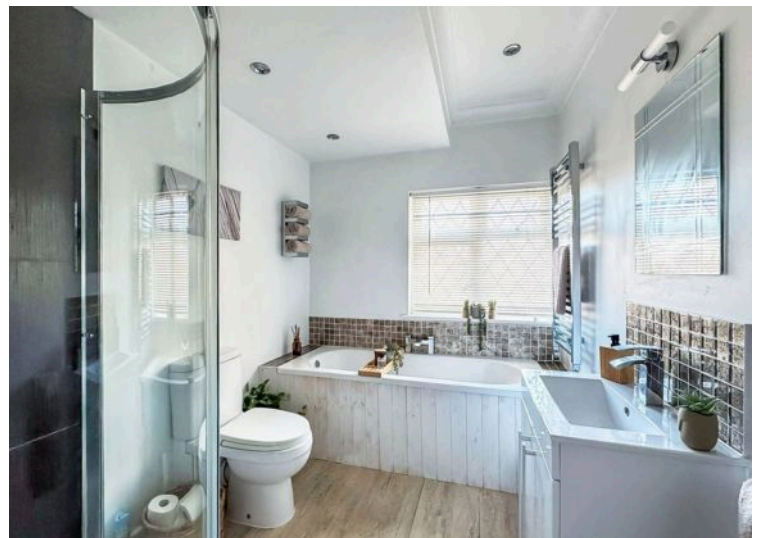
The tastefully designed kitchen with its central island, utility room and pantry forms the heart of the home, creating a warm and welcoming space ideal for everyday family moments and special gatherings alike. The magic continues outside, where a wonderfully secluded and mature west-facing plot provides the perfect backdrop for entertaining and relaxing. Enjoy separate seating areas, a covered deck, an inviting garden bar and your own private gym, all beautifully arranged within the landscaped grounds. With a garage offering access from both the front and rear, plus ample driveway parking, every practical box is effortlessly ticked.

A rare opportunity to secure a home that truly stands out in every way. 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: F Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Bedroom 1

14' 3" x 11' 11" (4.34m x 3.63m)

Bedroom 2

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom 3

11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom 4

12' 0" x 9' 9" (3.66m x 2.97m)

Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)

Lounge

17' 1" x 11' 6" (5.21m x 3.51m)

Kitchen

18' 8" x 17' 4" (5.69m x 5.28m)

Dining Room

13' 11" x 11' 11" (4.24m x 3.63m)

Family Room

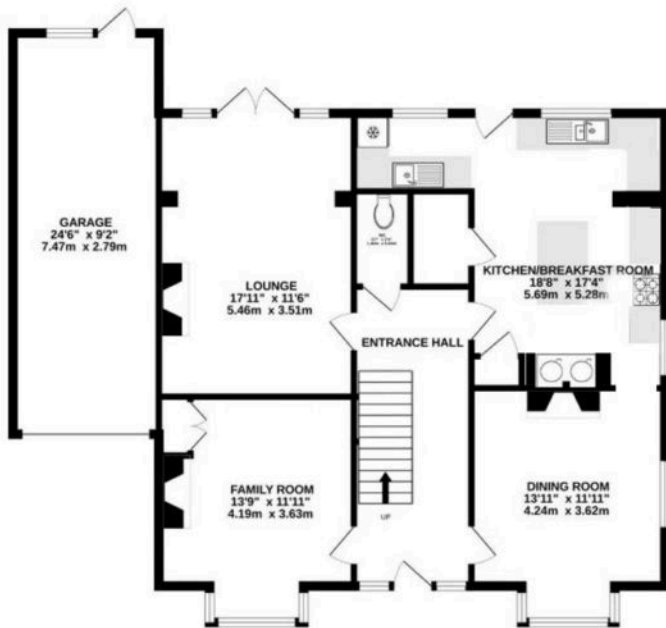
13' 9" x 11' 11" (4.19m x 3.63m)



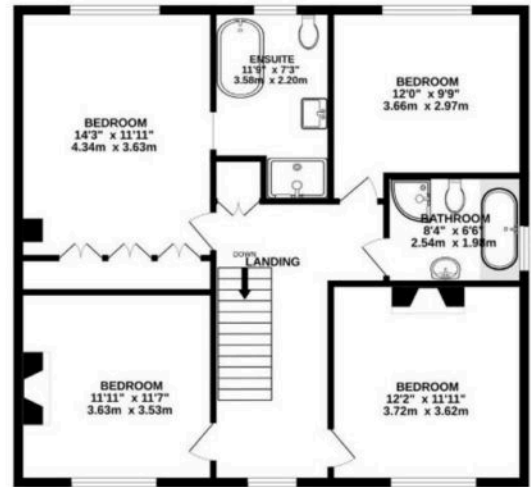




GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1819sq.ft. (169.0 sq.m.) approx.
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