

2 Garden Close, Angmering – BN16 4LX

£375,000 | Freehold

Chain-free extended three-bedroom semi-detached bungalow in a sought-after Angmering location • Spacious open-plan living/dining room offering bright and versatile living space • Separate kitchen with good storage and functionality • Refitted modern shower room finished to a contemporary standard • Three well-proportioned bedrooms, ideal for family living or flexible use • Fantastic-size west-facing garden, perfect for afternoon and evening sun • Driveway and garage providing ample parking and storage; early viewing strongly advised.



This chain-free, extended three-bedroom semi-detached bungalow in Angmering offers generous and versatile living throughout. At its heart is a bright and spacious open-plan living/dining room, perfect for both relaxing and entertaining, complemented by a separate kitchen.

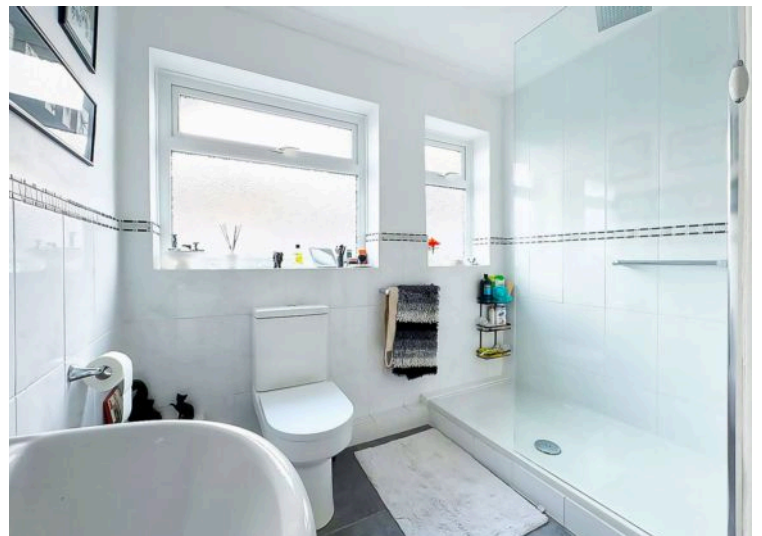
The property also features a refitted modern shower room and three well-proportioned bedrooms, providing comfortable space for family, guests, or a home office. Outside, the bungalow boasts a fantastic-sized west-facing garden, ideal for enjoying afternoon and evening sunshine. A private driveway and garage offer ample parking and storage options.

With its excellent layout, superb outdoor space and no onward chain, this property presents an exceptional opportunity and early viewing is strongly advised.

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: D | Tenure: Freehold

EPC Energy Efficiency Rating: D | EPC Environmental Impact Rating:





Living Room

17' 11" x 10' 5" (5.46m x 3.18m)

Dining Room

12' 7" x 10' 3" (3.84m x 3.12m)

Kitchen

11' 9" x 7' 11" (3.58m x 2.41m)

Bedroom

13' 11" x 10' 3" (4.24m x 3.12m)

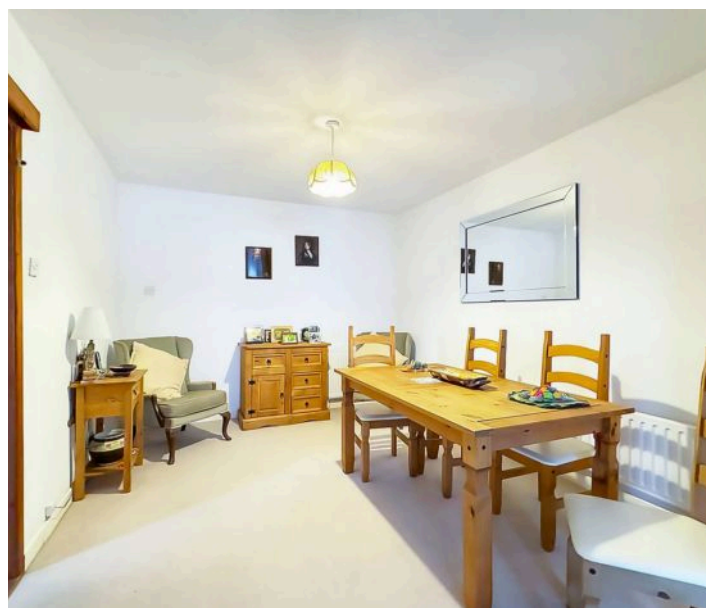
Bedroom

11' 9" x 7' 11" (3.58m x 2.41m)

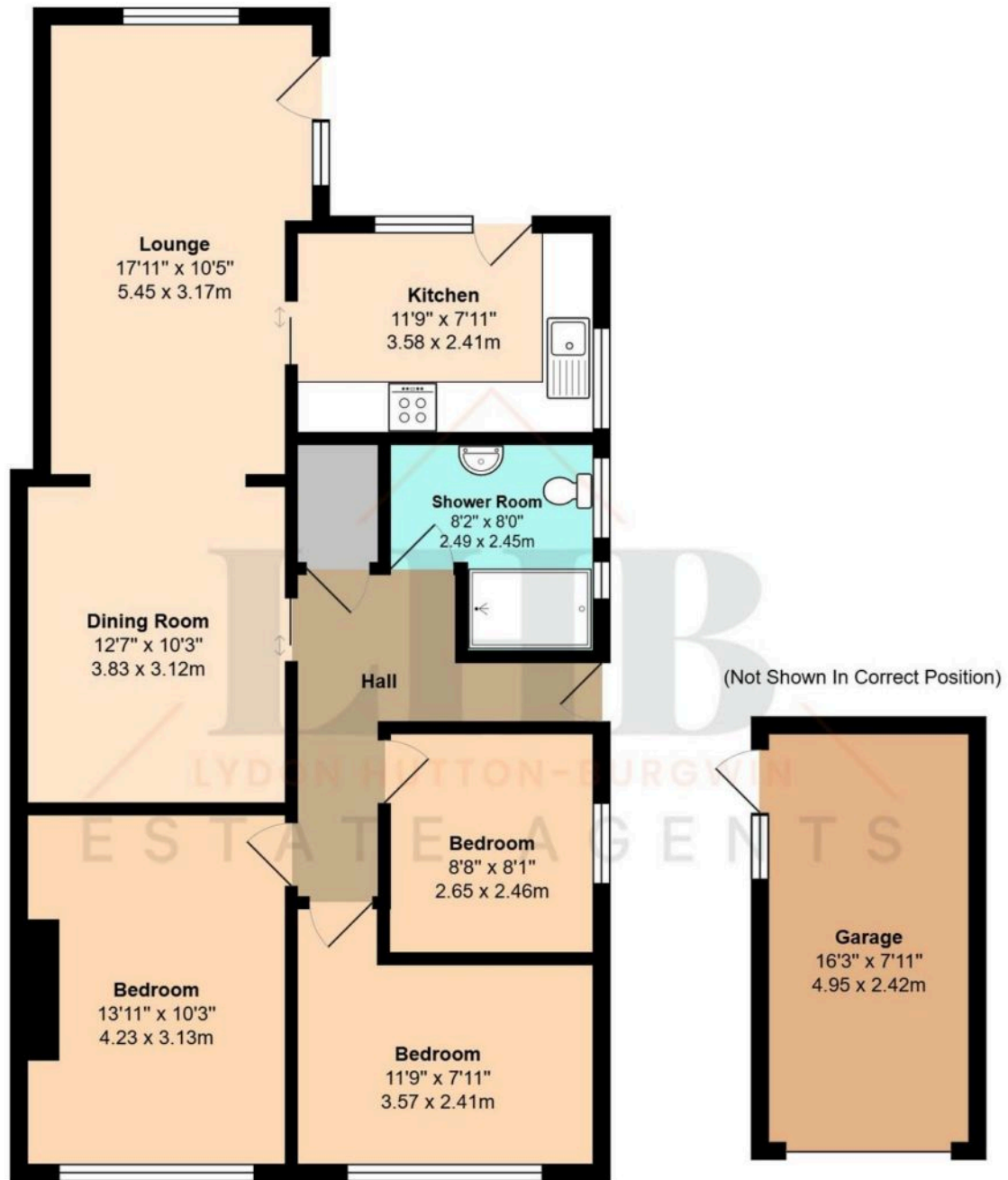
Bedroom

8' 8" x 8' 1" (2.64m x 2.46m)

Shower Room







Total Area: 968 ft² ... 90.0 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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