



## 1 Verbena Drive, Angmering - BN16 4PT

£575,000 Freehold

Impeccably presented four-bedroom modern detached townhouse arranged over three spacious floors • Secluded private road position within a contemporary development in the heart of Angmering Village • Striking open-plan kitchen/family room with sleek fitted kitchen, forming the hub of the home • Separate living room offering comfortable and versatile reception space • Beautifully re-landscaped and manicured rear garden ideal for entertaining and relaxation • Principal bedroom with dressing room and stylish en-suite, plus three further double bedrooms • Modern family bathroom and additional contemporary shower room • Garage, off-road parking, excellent local amenities, mainline rail links and easy access to the coast and surrounding towns.



This impeccably presented four-bedroom modern detached townhouse offers generous and versatile living arranged over three well-proportioned floors, set within a secluded private road on a contemporary development in the heart of Angmering Village.

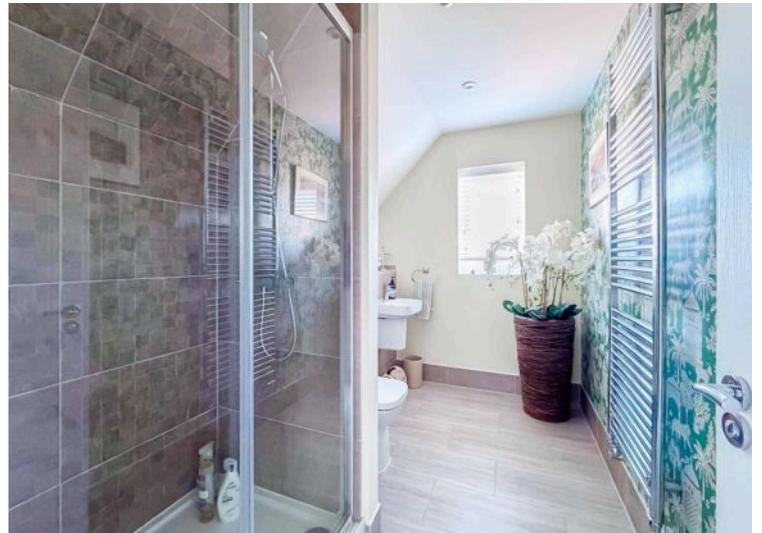
The ground floor is centred around a striking kitchen/family room, the true hub of the home, featuring a sleek fitted kitchen and ample space for dining and relaxing, with doors opening onto a beautifully re-landscaped, manicured rear garden. A separate living room provides a calm and comfortable retreat, ideal for more formal entertaining or everyday relaxation. The middle floor is home to an impressive principal bedroom suite, complete with a dressing room and stylish en-suite, alongside a further double bedroom and a modern family bathroom.

The top floor continues to impress with a stunningly spacious bedroom, an additional double bedroom and a fantastic contemporary shower room, making it ideal for guests or older children. Further benefits include a garage, off-road parking and the enviable village location, combining modern living with privacy and convenience.

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: B







**Kitchen/Family Room**

17' 10" x 10' 1" (5.44m x 3.07m)

**Living Room**

17' 8" x 10' 7" (5.39m x 3.23m)

**Bedroom 1**

12' 0" x 10' 3" (3.66m x 3.12m)

**Bedroom 2**

10' 9" x 8' 8" (3.28m x 2.64m)

**Bedroom 3**

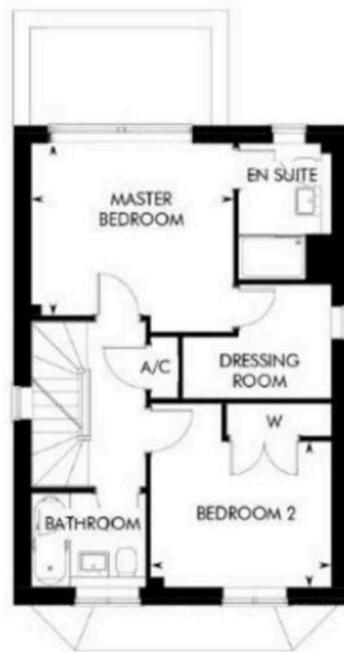
14' 2" x 12' 5" (4.32m x 3.79m)

**Bedroom 4**

10' 6" x 10' 3" (3.20m x 3.12m)







GROUND FLOOR	M	FT
Kitchen/Breakfast Room	5.45m x 3.08m	17'10" x 10'1"
Sitting Room	5.41m x 3.24m	17'8" x 10'7"
Family Room	3.25m x 2.48m	10'7" x 8'1"

FIRST FLOOR	M	FT
Master Bedroom	3.68m x 3.13m	12'0" x 10'3"
Bedroom 2	3.28m x 2.66m	10'9" x 8'8"

SECOND FLOOR	M	FT
Bedroom 3	4.33m x 3.80m	14'2" x 12'5"
Bedroom 4	3.21m x 3.14m	10'6" x 10'3"

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