



## 20 Lansdowne Way, Angmering – BN16 4LB

£425,000 | Freehold Freehold

Highly desirable village location on the ever-popular Lansdowne Way, in the heart of Angmering. • Two generous double bedrooms, offering comfortable and versatile accommodation. • Stylishly fitted kitchen/breakfast room with high-quality finishes. • South-facing garden, ideal for relaxing, dining, or entertaining outdoors. • Bright open-plan living and dining room, perfect for modern living and entertaining. • Modern bathroom featuring a separate shower, designed for convenience and style. • Private driveway and garage, providing off-road parking and secure storage. • Excellent local amenities and transport links, within walking distance of Angmering's historic square, shops, cafes, countryside walks, leisure facilities, and the mainline station to Gatwick and London Victoria





Located on the ever-popular, true village location of Lansdowne Way, this beautifully presented two double bedroom bungalow occupies a highly desirable position within the heart of Angmering. The accommodation is thoughtfully arranged and well proportioned, featuring a bright and spacious open-plan living and dining room ideal for both everyday living and entertaining.

The property further benefits from a stylishly fitted kitchen/breakfast room, two generous double bedrooms, and a modern bathroom complete with a separate shower, all finished to a high standard throughout. Externally, the bungalow boasts a south-facing garden, perfect for relaxing or entertaining, alongside a private driveway providing off-road parking and a garage offering additional storage or secure parking.

Lansdowne Way is widely regarded as one of Angmering's most sought-after residential roads, known for its peaceful setting while remaining within easy reach of the village centre, local shops, cafes, and countryside walks, as well as excellent transport links. This is a superb opportunity to acquire a well-presented bungalow in a prime village location, ideal for those seeking comfortable and convenient single-storey living.

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 | EPC Energy Efficiency Rating: C









## **Kitchen**

19' 9" x 10' 5" (6.02m x 3.18m)

## **Living Room**

11' 9" x 9' 1" (3.58m x 2.77m)

## **Dining Room**

14' 4" x 10' 7" (4.37m x 3.23m)

## **Bedroom 1**

15' 4" x 10' 6" (4.67m x 3.20m)

## **Bedroom 2**

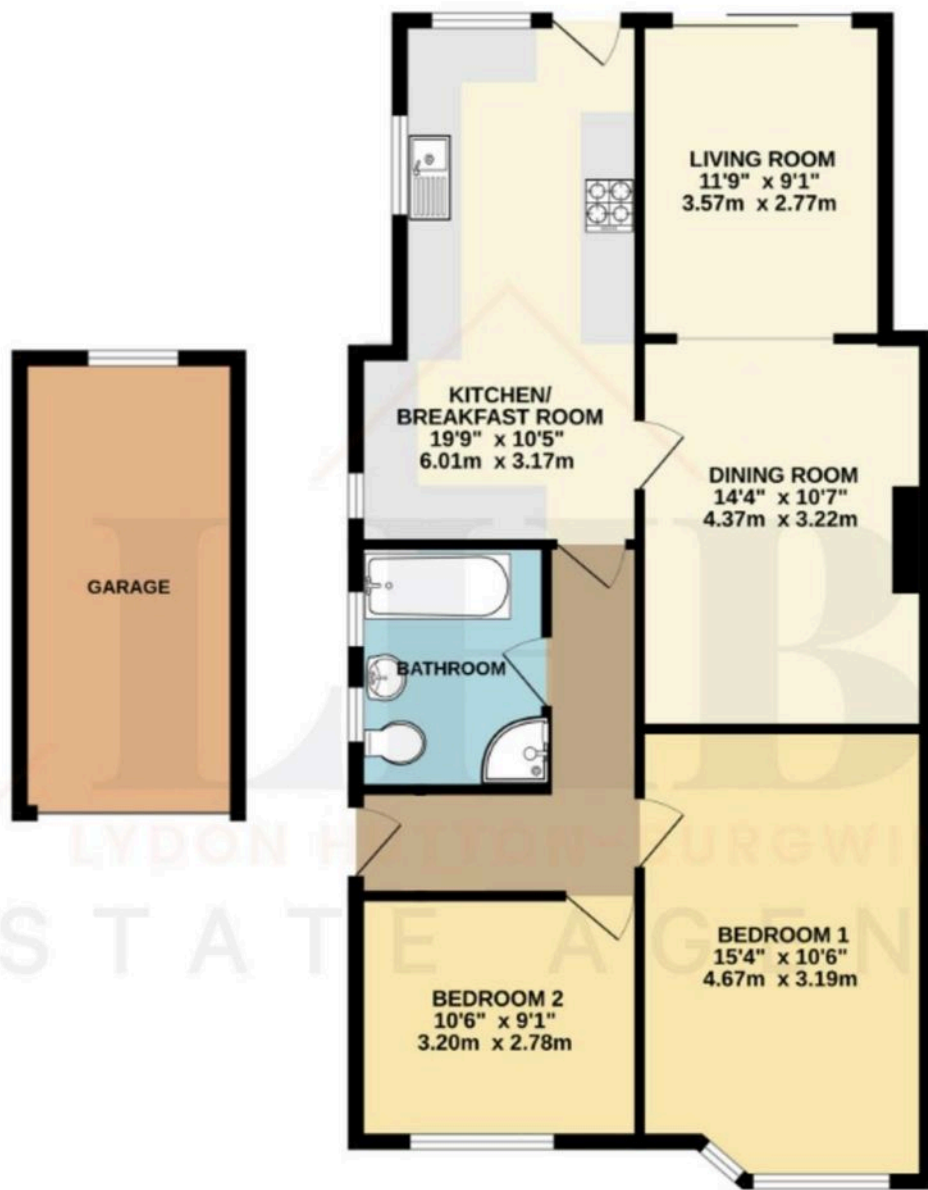
10' 6" x 9' 1" (3.20m x 2.77m)











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