



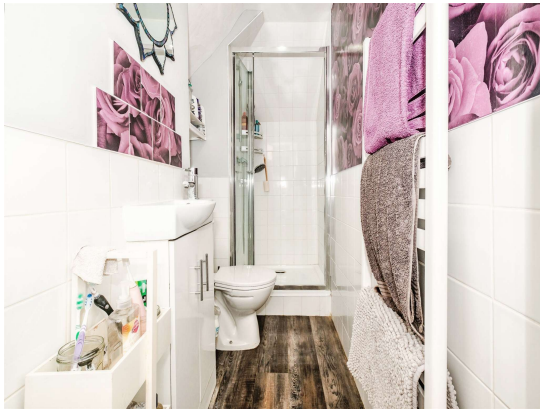
**The Old Mill House Station Road,Angmering Littlehampton BN16 4HY**



*welcome to*

## **The Old Mill House Station Road, Angmering Littlehampton**

A beautifully restored 17th-century Grade II-listed cottage with a separate guest lodge, expansive southeast-facing garden, and a wealth of character features. Located near the charming village of Angmering, this exceptional home blends historic charm with modern luxury.





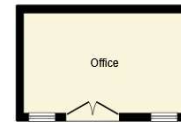
**Ground Floor**



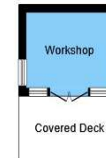
**First Floor**



**Guest Lodge**



**Outbuilding**



### **Living Room**

23' 8" x 13' 2" ( 7.21m x 4.01m )

### **Scullery**

12' 11" x 6' 3" ( 3.94m x 1.91m )

### **Garden Room**

13' 5" x 9' 11" ( 4.09m x 3.02m )

### **Kitchen**

12' 11" x 9' 5" ( 3.94m x 2.87m )

### **Principal Bedroom**

15' 8" x 12' 8" ( 4.78m x 3.86m )

### **Bedroom 2**

13' 5" x 9' ( 4.09m x 2.74m )

### **Bedroom 3**

9' 7" x 7' 10" ( 2.92m x 2.39m )

### **Annex Living Room**

10' 9" x 7' 11" ( 3.28m x 2.41m )

### **Annex Bedroom**

8' 3" x 7' 6" ( 2.51m x 2.29m )

### **Office**

15' 6" x 8' 11" ( 4.72m x 2.72m )

### **Workshop**

8' 4" x 6' 9" ( 2.54m x 2.06m )

Total floor area 187.5 m<sup>2</sup> (2,018 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **The Old Mill House Station Road, Angmering Littlehampton**

- Grade II-listed 17th-century cottage
- One-bedroom guest lodge with private access
- Large southeast-facing garden
- Garden bar, cabana & office/studio with power
- Original earth floor tiling & exposed beams

Tenure: Freehold EPC Rating: F

Council Tax Band: E

# £560,000



Please note the marker reflects the  
postcode not the actual property

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