



Total Area: 931 ft<sup>2</sup> ... 86.5 m<sup>2</sup>

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.  
Created by Jtm 2024

**Council Tax Band: C**

**Energy Efficiency Rating: C**

**AGENT'S NOTE:** Please be aware that the majority of the photos shown were taken in July 2022.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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**56 Merryfield Crescent, Angmering**  
**West Sussex BN16 4DA**  
**£345,000 (Freehold)**

**Glyn-Jones**



**Offered for sale boasting bright and spacious accommodation is this attractive mid-terraced house, occupying an appealing elevated position within close proximity to the village centre and many useful local amenities.**

The internal accommodation is tastefully decorated throughout and is configured with; three sizeable bedrooms; a generous dual aspect lounge/dining room (approx. 27ft in length), with striking bay window and sliding door to the rear garden; fitted kitchen; and a contemporary first-floor bathroom/WC.

Outside, the aforementioned rear garden is well-enclosed and incorporates a raised area of decking, as well as a secure gate enabling access to a garage compound, wherein a private garage with power is located. The front garden is of open-plan design, with pathway to the front door.

Further benefits include; gas central heating; uPVC double glazing, which encompasses 'Georgian' style double glazing to the front; and an array of built-in storage throughout.



At an Average rating of

**4.9/5** ★★★★★



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£345,000 (Freehold)



*...a generous dual aspect lounge/dining room (approx. 27ft in length), with striking bay window and sliding door to the rear garden...*



The situation of the property is a key feature, with Angmering's popular village shops, along with the medical centre, village hall; and two local primary schools, being within only a 0.5 miles radius. A local bus route can also be picked up at the north end of the road.

Angmering is positioned most conveniently between the A27 and A259. Both the seafront and the South Downs are also within easy reach and there is also a mainline railway station found within approximately 1.25 miles of the property that provides a regular service to London Victoria via Gatwick.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



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