



Total Area: 874 ft² ... 81.2 m²

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: D

Tenure: Freehold

Agents Note: The land has the benefit of a right of way over the passageway leading from the rear of the house into The Cottrells

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 carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

12 The Cottrells, Angmering, West Sussex BN16 4AF
£340,000 (Freehold)

Glyn-Jones



We are delighted to offer for sale this charming Victorian terrace cottage nestled in the heart of sought-after Angmering Village.

This delightful property boasts many period features including cast iron fireplaces, picture rails, and stripped pine doors, exuding all the character and charm of a bygone era.

Upon entering, you are welcomed into a cosy lounge and separate dining room. The kitchen offers a range of modern units and leads to a useful utility area and a ground floor cloakroom.

Upstairs, you will find two double bedrooms, both with fitted cupboards and a spacious bathroom with a white suite. Outside, the property features an enclosed south facing rear garden, mostly laid to lawn with summer house and a large storage shed.

With its convenient location and unique features, this charming cottage presents a rare opportunity to own a piece of history in a highly desirable area.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

12 The Cottrells, Angmering, West Sussex BN16 4AF
£340,000 (Freehold)

Situated in a no through road just off the High Street and picturesque village square, which offers a good range of amenities including convenience store, tearoom, restaurants and village pubs. In addition, both St Margarets Primary school and Angmering high school can both be found close by. The property offers good transport links to the neighbouring towns of Worthing and Chichester. Angmering mainline station with its regular service to London Victoria (via Gatwick airport) can be found within approximately one mile.



“ charming cottage, benefitting from many period features and south facing rear garden.



Rustington Office
01903 770095
www.glyn-jones.com