



## Ross Cottage Station Road, Angmering - BN16 4HL

£332,500 Freehold

Prime village-centre location in the heart of Angmering, just moments from shops, cafés, amenities, the doctors' surgery and excellent transport links. • Beautifully presented two to three-bedroom cottage blending character features with modern style and comfort. • Spacious open-plan living and dining area, perfect for both everyday living and entertaining. • Characterful fitted kitchen with ample storage and workspace, complemented by a bright conservatory opening onto the garden. • Two generous double bedrooms and a stylishly refitted modern bathroom. • Landscaped, private rear garden providing an idyllic setting for relaxing, entertaining and al fresco dining. • Detached one-bedroom cabin with shower room, ideal as guest accommodation, a home office, studio or potential Airbnb income opportunity. • Superb connectivity and lifestyle appeal, with a mainline station offering direct links to London Victoria and Gatwick, plus easy access to Worthing, Brighton, Arundel & Chichester



Right in the very heart of Angmering Village is this beautifully presented two to three-bedroom cottage offers a superb blend of character, style and convenience. Just moments from local shops, cafés, transport links and the doctors' surgery, the property is perfectly suited to first-time buyers, professional couples, downsizers or investors seeking a charming village home with excellent versatility. Immaculately maintained throughout, the accommodation features a welcoming open-plan living and dining area, a characterful fitted kitchen with ample storage and workspace, two generous double bedrooms, a modern refitted bathroom, and a delightful conservatory that provides additional living space and direct access to the garden.

Outside, the property enjoys attractive kerb appeal with well-maintained greenery to the front, while the landscaped rear garden provides a private and peaceful setting for relaxing, entertaining or al fresco dining. A standout feature is the detached one-bedroom cabin positioned at the end of the garden, complete with its own shower room. Previously used to accommodate visiting guests, it offers exciting potential as a home office, studio, Airbnb rental or independent living space. Combining flexible accommodation with a sought-after village-centre location, this is a rare opportunity to acquire a truly unique and appealing home.

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: C | Tenure: Freehold

EPC Energy Efficiency Rating: D





**Kitchen**

10' 0" x 6' 4" (3.05m x 1.93m)

**Living Room / Dining Room**

20' 6" x 13' 2" (6.25m x 4.01m)

**Orangery**

10' 8" x 9' 4" (3.25m x 2.85m)

**Bedroom 1**

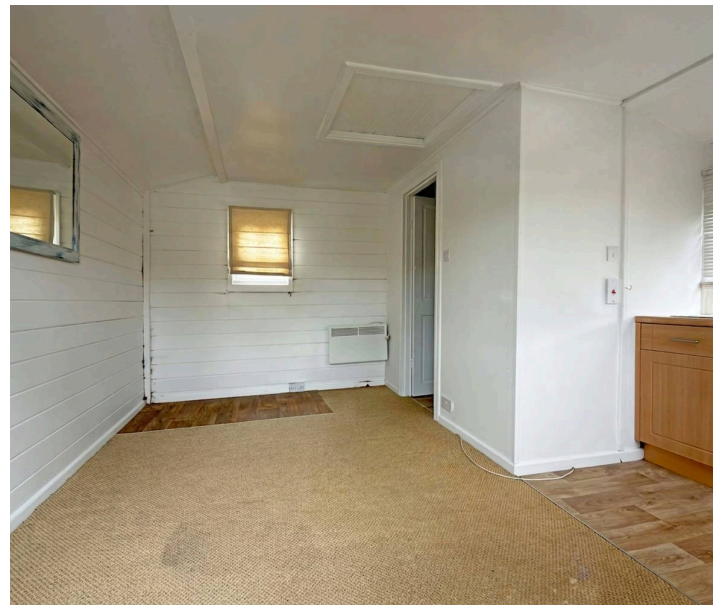
12' 3" x 11' 0" (3.73m x 3.35m)

**Bedroom 2**

10' 0" x 7' 11" (3.05m x 2.41m)

**Bathroom**

**Cabin**







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