



Baytree Cottage High Street, Angmering - BN16 4AH

£475,000 £495,000 | Freehold

Grade II listed thatched character cottage in the heart of Angmering • Wealth of original features including exposed timbers and period detailing • Striking open fireplace creating a charming focal point • Two well-proportioned reception rooms ideal for living and entertaining • Substantial kitchen with bespoke central island • Three bedrooms served by a main bathroom • Pretty and mature rear garden designed for alfresco dining • Steps leading to a raised patio terrace and garden beyond, perfect for entertaining



Tucked away in the heart of the historic village of Angmering, this enchanting Grade II listed thatched cottage presents a rare opportunity to acquire a home of remarkable charm and provenance. Rich in original features, the property beautifully celebrates its heritage, with exposed timbers, characterful architectural detailing and a striking open fireplace creating a warm and inviting focal point. Two elegantly proportioned reception rooms offer versatile living and entertaining space, perfectly suited to both relaxed family life and more formal occasions.

The substantial kitchen forms the true heart of the home, thoughtfully appointed and centred around a bespoke island that provides both a practical workspace and an informal gathering point. Upstairs, three well-appointed bedrooms are served by the main bathroom, offering comfortable and characterful accommodation throughout. To the rear, the pretty and mature garden has been designed with entertaining in mind - ideal for alfresco dining, with steps rising to a raised patio terrace and the garden beyond, creating a delightful, private setting in which to relax and host.

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

Tenure: Freehold





Kitchen

12' 2" x 11' 11" (3.71m x 3.63m)

Lounge

14' 7" x 11' 3" (4.45m x 3.43m)

Dining Room

12' 1" x 10' 10" (3.68m x 3.30m)

Bedroom 1

12' 1" x 11' 0" (3.68m x 3.35m)

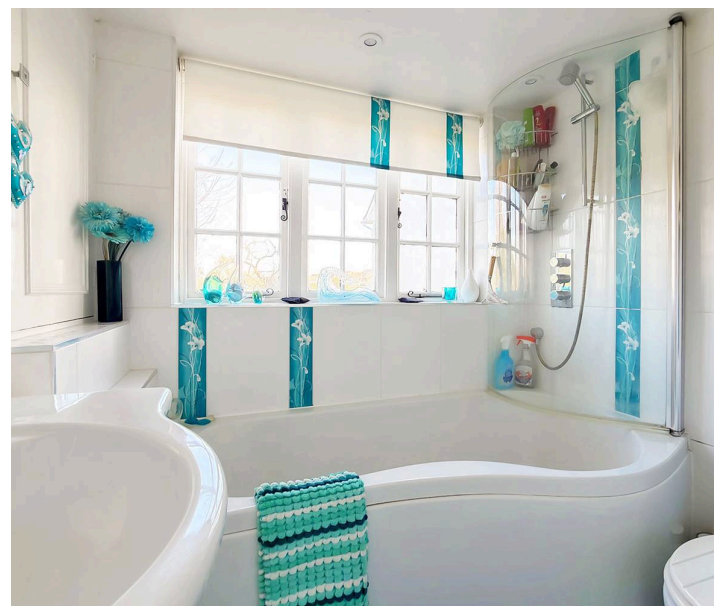
Bedroom 2

9' 6" x 8' 3" (2.90m x 2.52m)

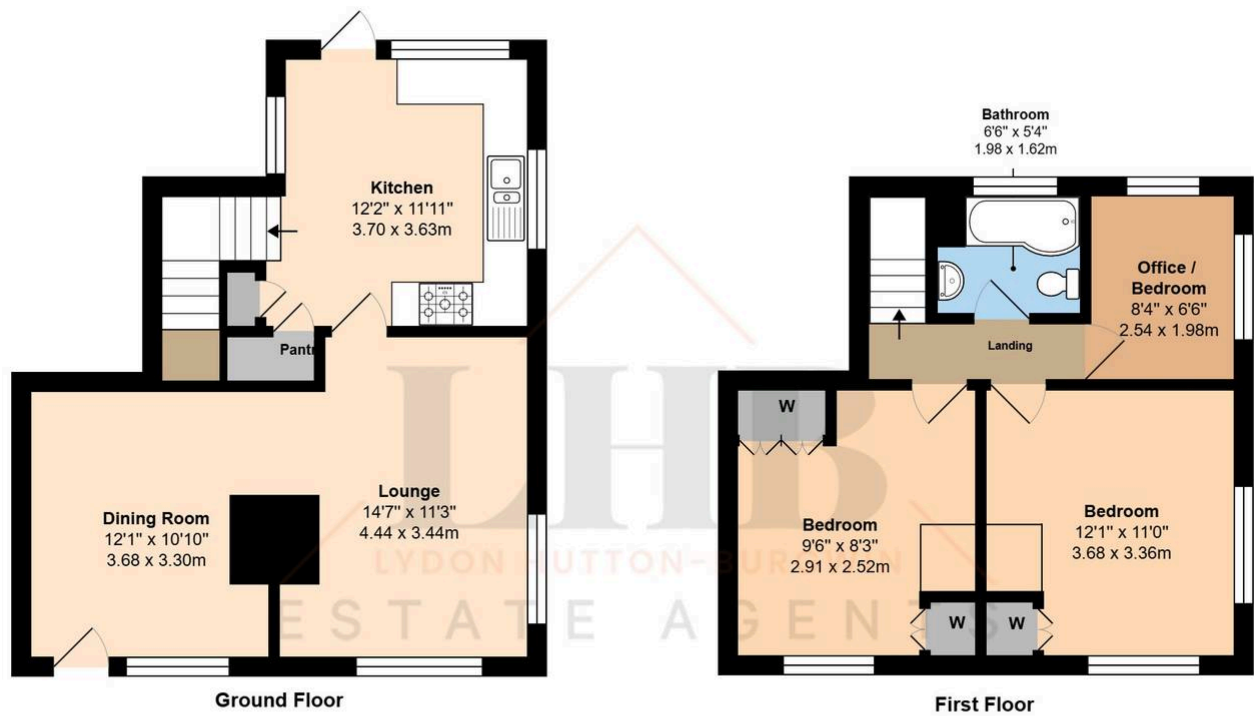
Bedroom 3 / Office

8' 4" x 6' 6" (2.54m x 1.98m)

Bathroom







Total Area: 911 ft² ... 84.7 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.
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