



## 64 Mill Road Avenue, Angmering - BN16 4HS

Asking Price £565,000 | Freehold Freehold

Chain-free extended and remodelled detached bungalow occupying a substantial corner plot in the highly sought-after Mill Road Avenue. • Flexible three-bedroom layout, with Bedroom 3 equally suited as a separate dining room to suit your lifestyle. • Spacious and versatile accommodation, including a superb dual-aspect lounge and generous kitchen/breakfast room. • Impressive principal bedroom with en-suite shower room, complemented by a large family bathroom. • Beautiful wrap-around gardens enjoying a sunny southerly aspect, offering privacy and ideal spaces for outdoor entertaining. • Driveway providing ample off-road parking alongside a detached garage for additional convenience and storage. • Lovingly maintained and ready to move into, with exciting potential for cosmetic modernisation to add your own personal touch. • Walking distance of Angmering Village, with its independent shops, cafés and pubs, excellent transport links, nearby retail parks and direct rail services.

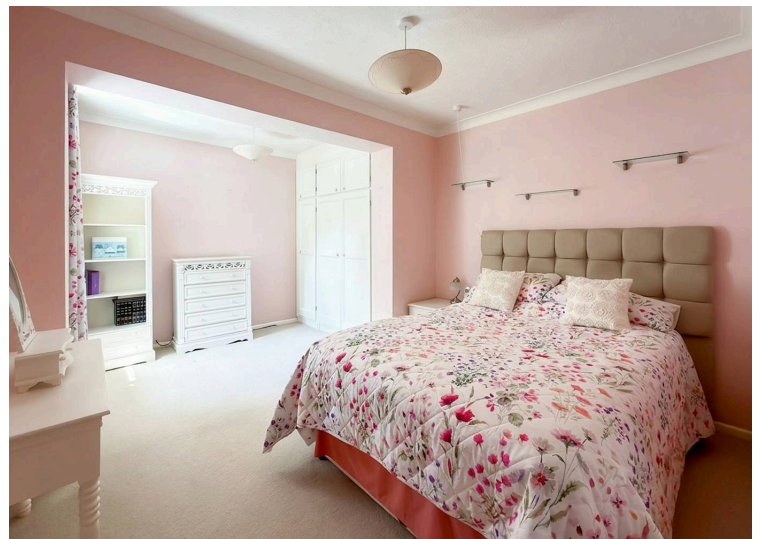


Occupying a substantial corner plot in one of Angmering Village's most sought-after addresses, this chain-free extended and remodelled, three bedroom detached bungalow offers an exceptional opportunity to acquire a spacious and highly versatile home. Smartly presented throughout and lovingly maintained by its previous owners, the property is perfectly comfortable to move straight into while offering exciting scope for cosmetic updating to reflect a new owner's style. The flexible accommodation can be configured as either a generous two-bedroom home with separate dining room or as a three-bedroom bungalow, with the dining room easily serving as an excellent third bedroom if preferred. A spacious dual-aspect lounge, well-appointed kitchen/breakfast room, impressive principal bedroom with en-suite shower room, and a large family bathroom complete the adaptable layout.

Outside, the wrap-around gardens are an absolute delight, enjoying a sunny southerly aspect that provides wonderful spaces for relaxing, entertaining and gardening throughout the day. The substantial corner plot enhances the sense of privacy and openness, while a private driveway offers ample off-road parking and leads to a detached garage for additional storage or vehicle space. Combining generous proportions, flexible living arrangements and an enviable location on prestigious Mill Road Avenue, this much-loved bungalow presents a rare opportunity to create a forever home in one of the village's most desirable settings.

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: E | Tenure: Freehold | EPC Rating D





**Living Room**

20' 2" x 11' 0" (6.15m x 3.35m)

**Kitchen/Breakfast Room**

12' 7" x 10' 10" (3.84m x 3.30m)

**Bedroom 1**

18' 9" x 16' 1" (5.71m x 4.90m)

**Bedroom 2**

10' 11" x 8' 8" (3.33m x 2.64m)

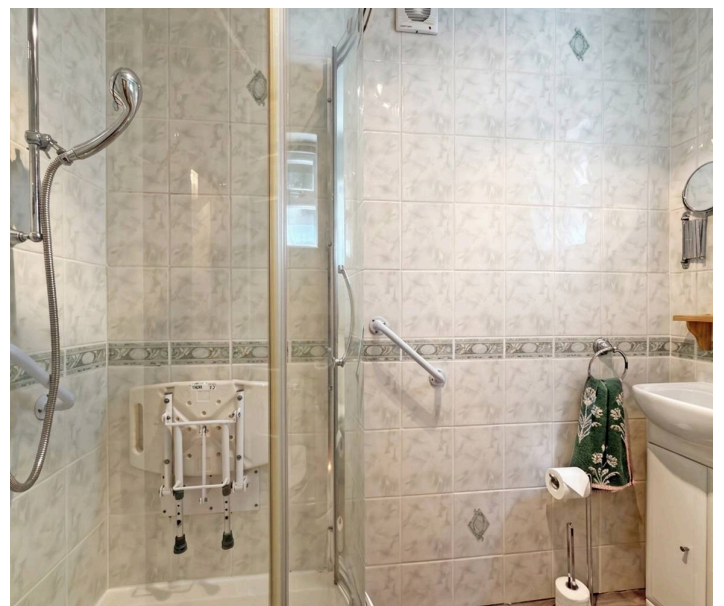
**Bedroom 3 / Dining Room**

11' 10" x 9' 10" (3.61m x 3.00m)

**Bathroom**

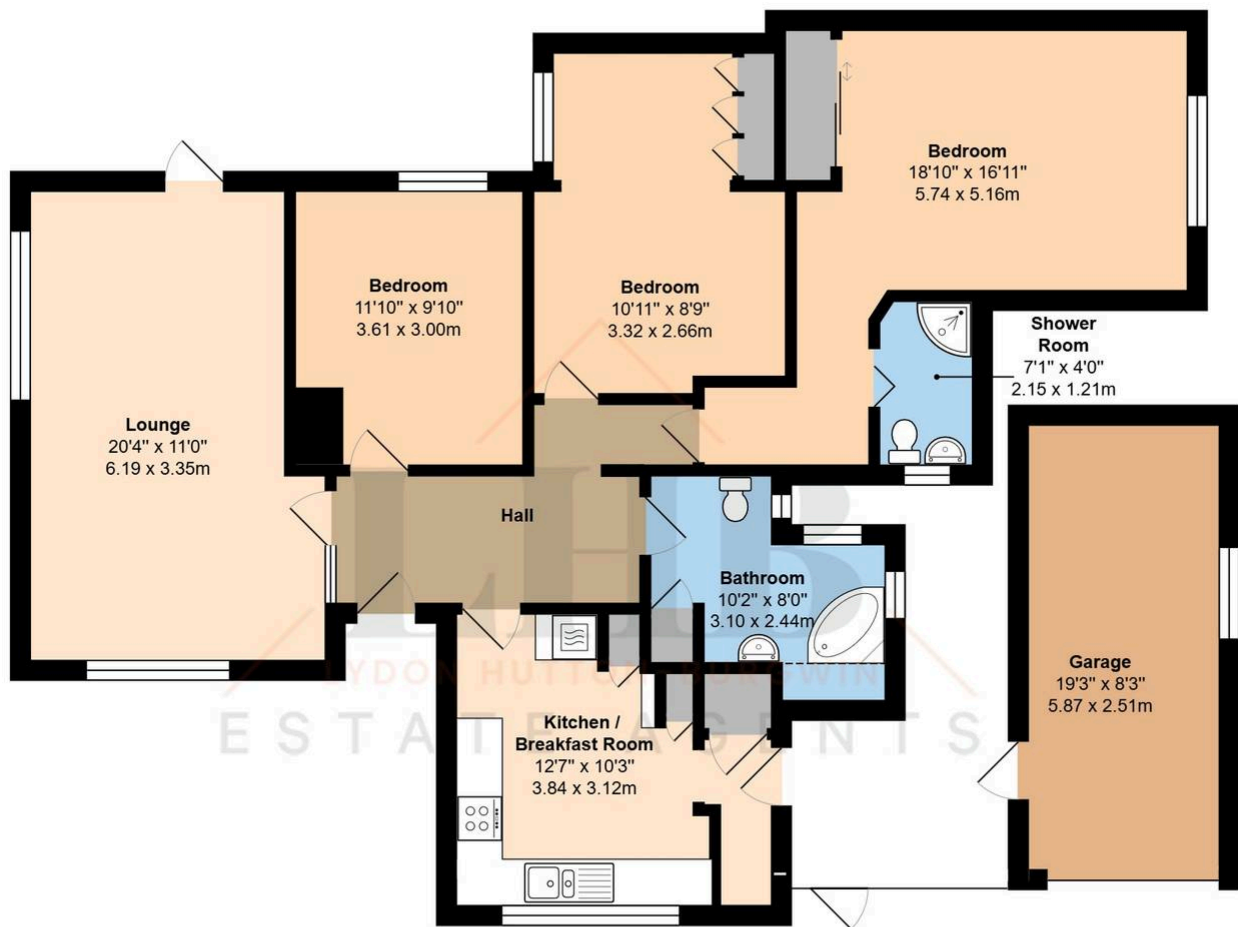
10' 2" x 9' 5" (3.10m x 2.87m)

**Ensuite**









Total Area: 1301 ft<sup>2</sup> ... 120.8 m<sup>2</sup> (Including Garage)

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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