



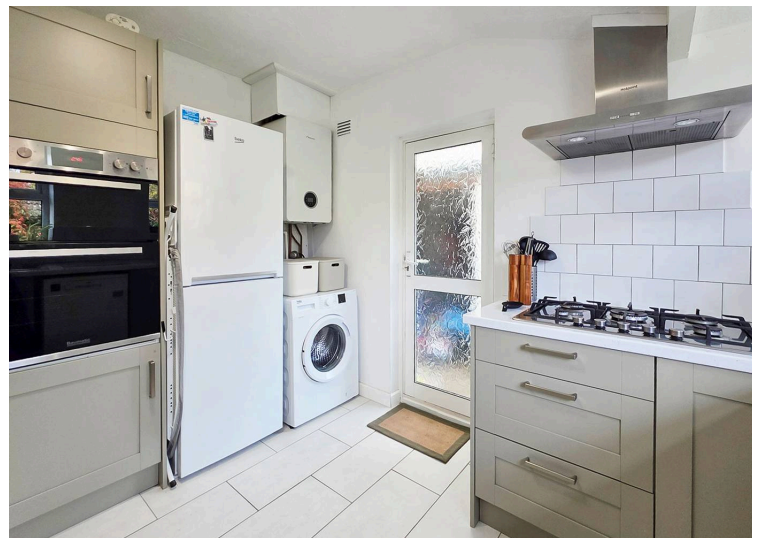
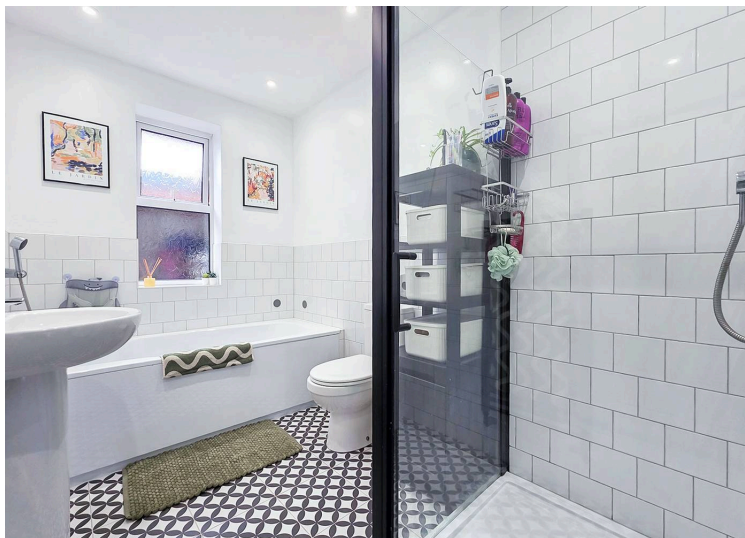
45 Angmering Way, Rustington – BN16 3RA

£400,000 Freehold

Beautifully refurbished two bedroom semi-detached bungalow, presented in excellent order throughout • Generous semi open-plan living and dining space flowing through to a shaker-style fitted kitchen • Two well-proportioned double bedrooms with ample space for wardrobes • Modern bathroom featuring both a bath and separate shower • Private rear garden with decking area, plus off-road parking and garage, ideally located close to Angmering station and local amenities



This beautifully presented two bedroom semi-detached bungalow has been thoughtfully refurbished throughout, creating a home that is ready to move straight into while still retaining a sense of character. To the rear of the property, the layout has been opened up to create a generous, semi open-plan living and dining space. This is a room designed for everyday living as well as entertaining, with a natural flow through to the well-appointed kitchen, fitted with classic shaker-style units and ample worktop space. The connection between these areas works seamlessly, giving a real sense of space and light. Both bedrooms are positioned at the front of the bungalow and are well-proportioned doubles, each offering plenty of space for wardrobes and additional furniture. The bathroom has been finished to a modern standard, featuring both a bath and a separate shower, striking a balance between practicality and style. Outside, the rear garden is mainly laid to lawn with a decked seating area directly off the living space, ideal for relaxing or entertaining in the warmer months. Mature planting and established shrubs provide a good degree of privacy and a pleasant outlook. To the front, the property benefits from off-road parking as well as a garage, adding to the overall practicality. The location is incredibly convenient, with Angmering-on-Sea mainline station just a short distance away, offering direct links to London, Brighton and Chichester. A local parade of shops is nearby, and the property is well positioned between Rustington, East Preston and Angmering villages, giving easy access to a wide range of amenities and the coast. A well-balanced home in a highly convenient location, offering modern living in a traditional bungalow setting.





Kitchen

11' 2" x 9' 11" (3.41m x 3.02m)

Lounge / Dining Room

17' 9" x 17' 3" (5.41m x 5.26m)

Bathroom

9' 11" x 6' 1" (3.03m x 1.85m)

Bedroom 1

12' 0" x 12' 0" (3.66m x 3.65m)

Bedroom 2

12' 0" x 10' 0" (3.66m x 3.06m)

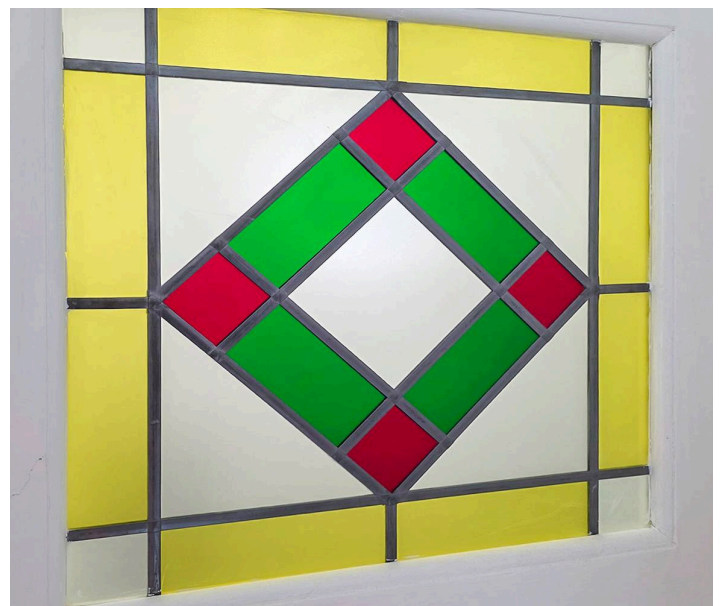
Garage

15' 6" x 11' 6" (4.72m x 3.50m)

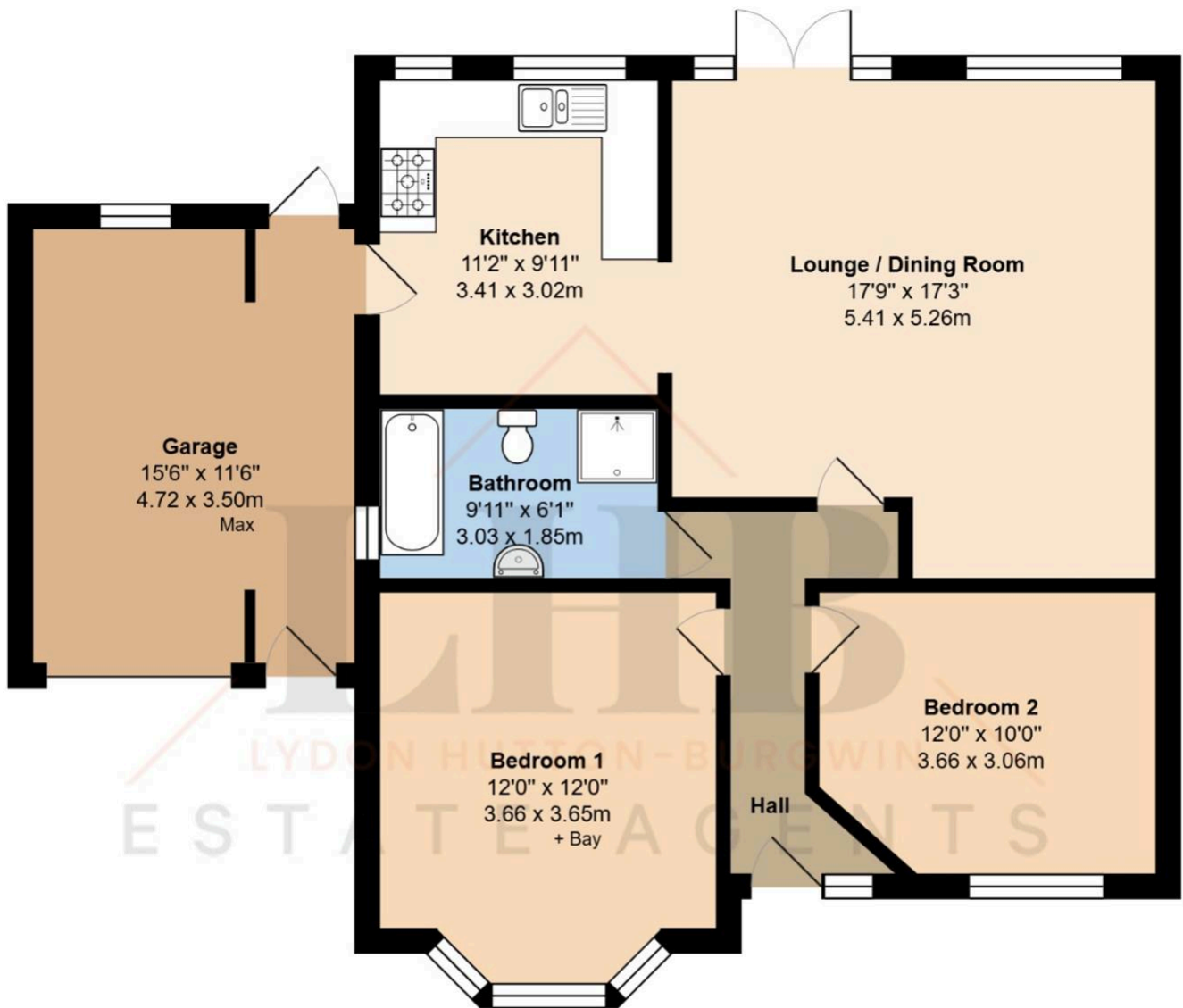
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







Total Area: 1011 ft² ... 93.9 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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