



45 Dell Drive, Angmering - BN16 4HE

£535,000 Freehold

Absolutely immaculate detached four-bedroom family home in the highly sought-after 'The Dell' development, Angmering Village. • Two spacious reception rooms offering separate living and dining areas with an excellent flow for modern family life and entertaining. • Stylish contemporary fitted kitchen with direct access to the beautifully maintained south-facing rear garden. • Generous principal bedroom featuring fitted wardrobes and a modern en-suite shower room. • Three further well-proportioned bedrooms served by a contemporary family bathroom. • Garage and private driveway providing excellent off-road parking and additional storage. • Presented to an exceptional standard throughout – simply move in and enjoy. • Moments from Angmering Village centre, with independent shops, cafés, pubs, excellent schools, mainline station to London Victoria & Gatwick, and easy access to the coast, A27 and South Downs.



This absolutely impeccable detached four-bedroom family home is situated on the highly regarded 'The Dell' development in the heart of Angmering Village, one of the area's most sought-after residential locations. Beautifully presented throughout, the property offers spacious and versatile accommodation, featuring two generous reception rooms that are separate yet enjoy an excellent natural flow, making them ideal for both family living and entertaining. The stylish modern fitted kitchen overlooks the rear garden and provides direct access outside, while the south-facing garden offers a wonderful private space to relax and enjoy sunshine throughout the day.

The first floor comprises four well-proportioned bedrooms, including an impressive principal bedroom complete with fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families. Outside, the property benefits from a garage and private driveway providing off-road parking, while the immaculate presentation throughout means this exceptional home is ready to move straight into. Combining a prime village location with outstanding condition and superb family accommodation, this is a home that is sure to impress.

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

EPC Energy Efficiency Rating: C





Kitchen

11' 6" x 8' 1" (3.51m x 2.46m)

Living Room

15' 9" x 12' 2" (4.80m x 3.71m)

Dining Room

15' 1" x 8' 8" (4.60m x 2.64m)

Master Bedroom

13' 8" x 9' 7" (4.17m x 2.92m)

Bedroom 2

12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom 3

11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom 4

8' 7" x 8' 4" (2.62m x 2.54m)

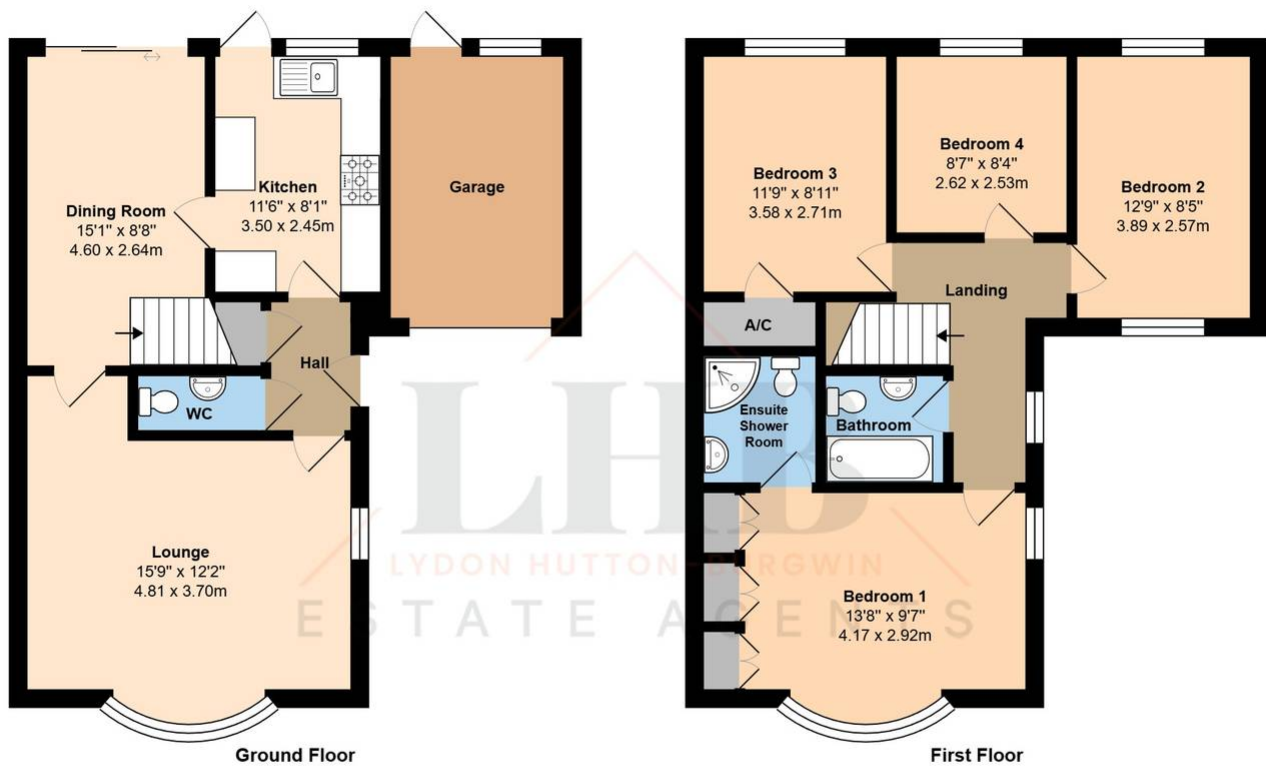
Ensuite

Bathroom

WC







Total Area: 1150 ft² ... 106.8 m² (Excludes 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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