



11 Roman Avenue, Angmering - BN16 4GH

Asking Price £389,950 | Freehold

Impressive extended three-bedroom family home in the sought-after Bramley Green development in Angmering • Stunning open-plan kitchen/dining room designed for modern living and entertaining • Integrated appliances include NEFF double oven, induction hob, dishwasher, wine cooler and fridge • Extended family room flowing seamlessly from the dining area – ideal for larger gatherings • Beautifully re-landscaped, low-maintenance rear garden with concealed hot tub area • Principal bedroom with private shower ensuite, plus two further bedrooms and family bathroom • Extended utility room and ground floor WC adding excellent practicality for family life • Offered chain free with sellers vacating, close to Angmering village centre, mainline station and excellent local amenities • Garage located to the rear of the property providing parking and storage



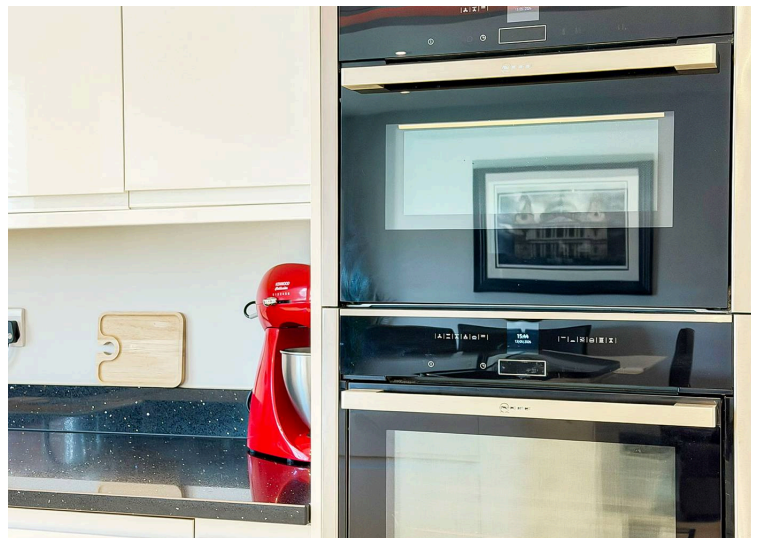
Situated in the highly sought-after Bramley Green development in Angmering, this impressive extended three-bedroom home has been beautifully improved to create a superb modern family space. The true heart of the home is the magnificent kitchen/dining room, expertly designed for both everyday living and entertaining, featuring integrated appliances including a NEFF double oven, induction hob, dishwasher, wine cooler and integrated fridge.

The dining area flows effortlessly into the extended family room, providing a wonderful open-plan environment perfect for larger gatherings and social occasions. Outside, the rear garden has been attractively re-landscaped to offer a stylish yet low-maintenance outdoor retreat, with a cleverly concealed side area currently used for a hot tub. A garage to the rear of the property provides valuable parking and storage, while further accommodation includes an extended utility room, ground floor WC, principal bedroom with private shower ensuite, two additional bedrooms and a modern family bathroom. Offered to the market chain free, with the sellers vacating, this exceptional home is highly recommended for viewing.

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

EPC Energy Efficiency Rating: C





Living Room

15' 10" x 10' 8" (4.83m x 3.25m)

Kitchen / Dining Room

18' 5" x 10' 3" (5.61m x 3.12m)

Bedroom 1

12' 10" x 11' 4" (3.91m x 3.45m)

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom 3

10' 1" x 7' 0" (3.07m x 2.13m)

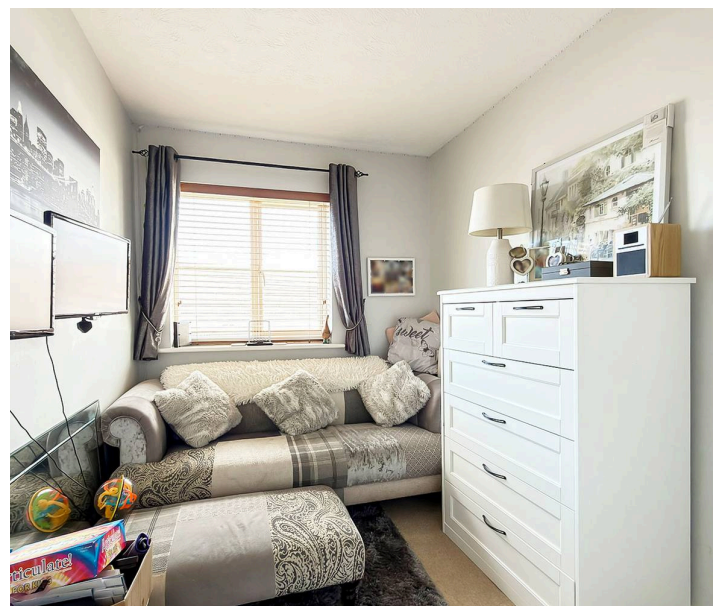
Bath & Shower Room

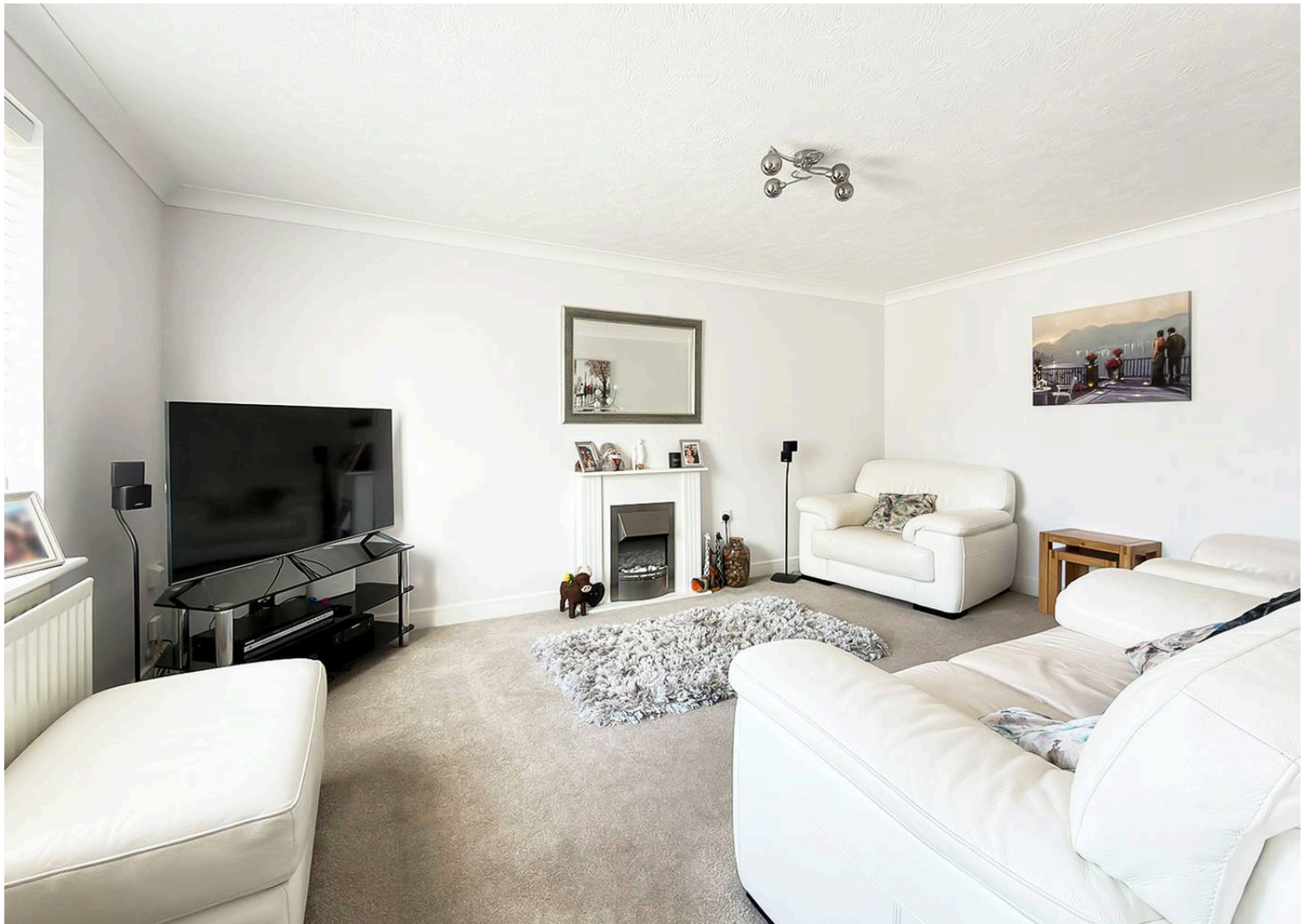
Ensuite

Family Room

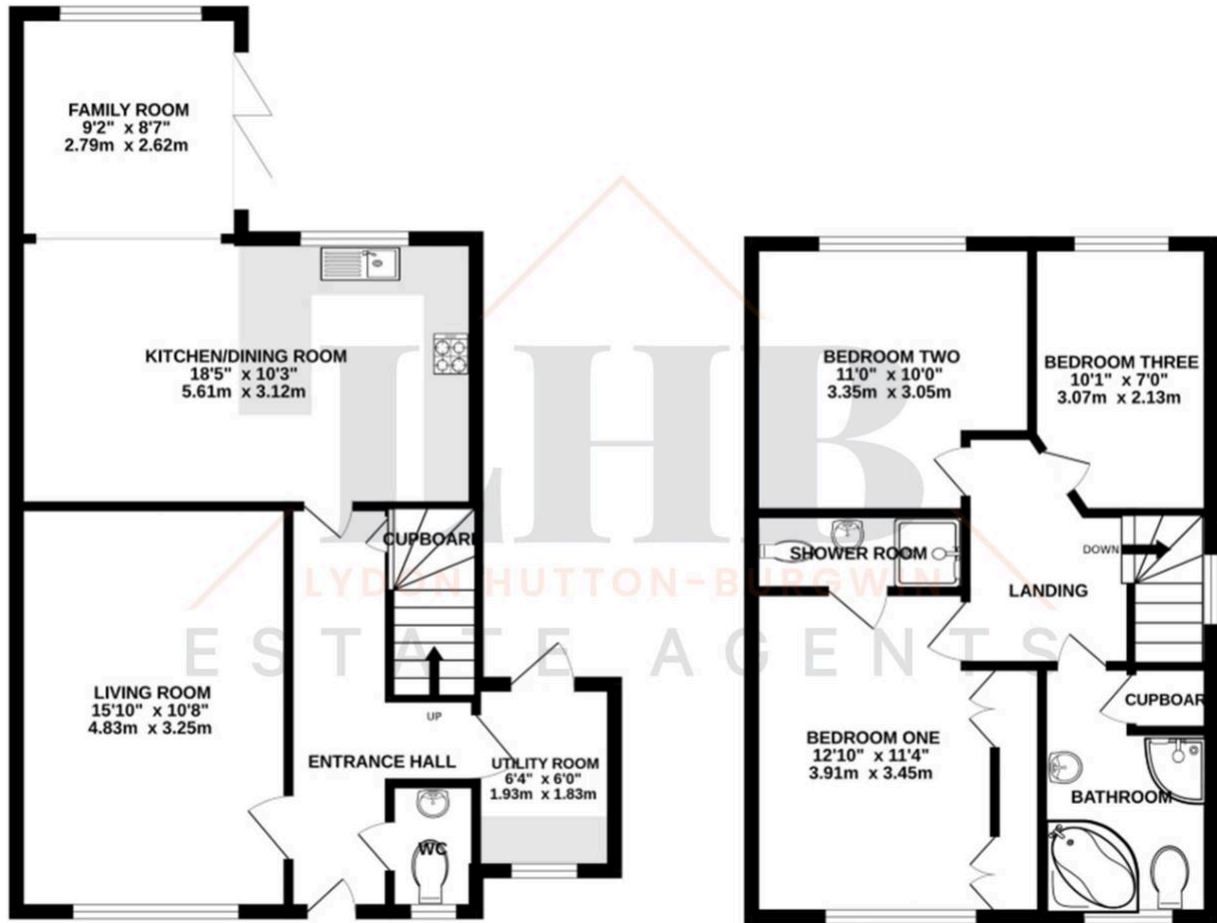
9' 2" x 8' 7" (2.79m x 2.62m)

Utility Room









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