



47 Greenacres Ring, Angmering - BN16 4BY

Asking Price - £306,000 | Freehold

CHAIN FREE – ideal for buyers looking for a straightforward purchase • Highly desirable Angmering Village location • Two excellent double bedrooms • Spacious open-plan living room/diner • Separate fitted kitchen • Family bathroom • Low-maintenance rear garden with rear access • Single garage & allocated driveway parking

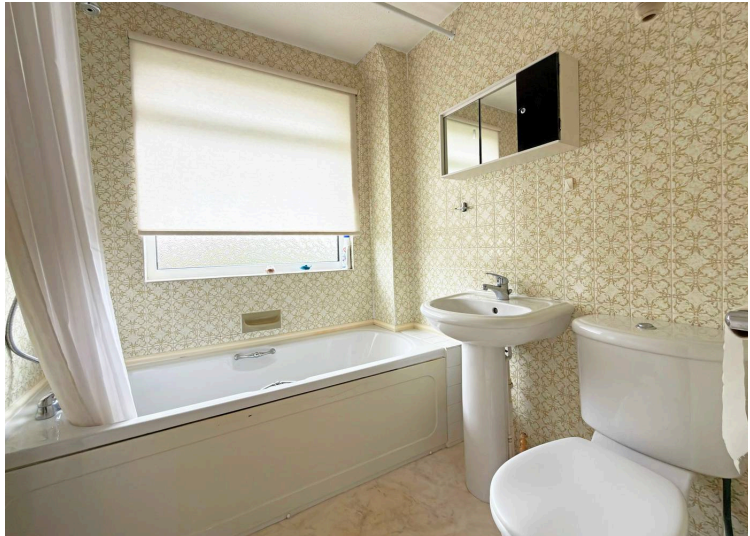
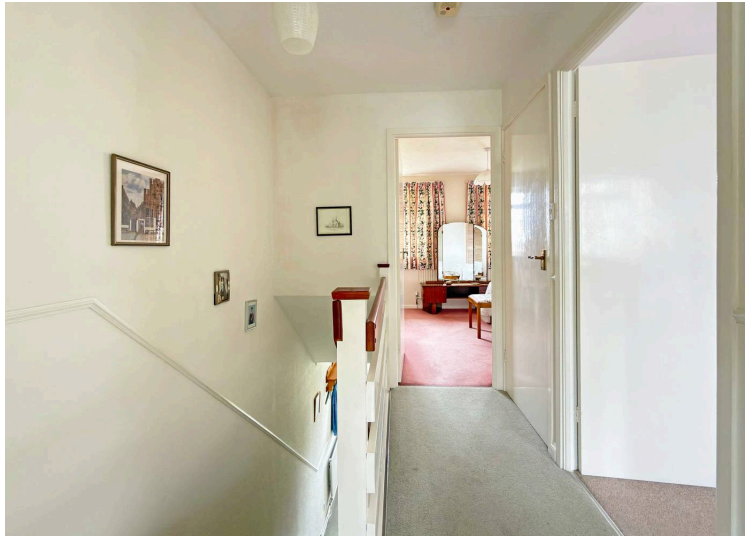


Ideally positioned within the highly sought-after Angmering Village, this attractive chain-free home offers well-proportioned accommodation together with excellent access to a fantastic range of local shops, schools and everyday amenities. The property provides a spacious and welcoming open-plan living room/diner, creating an ideal space for both relaxing and entertaining, alongside a separate kitchen. Upstairs, there are two excellent double bedrooms and a family bathroom, making this a particularly appealing home for first-time buyers, couples or those looking to downsize.

Externally, the property benefits from a beautifully maintained, low-maintenance rear garden, providing the perfect space to enjoy with minimal upkeep. The garden also offers convenient rear access to the single garage, which is complemented by a private driveway providing allocated off-road parking. With its excellent village location, generous accommodation, useful outside space and the significant advantage of being offered chain free, this is a fantastic opportunity to acquire a well-located home in the heart of Angmering.

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: C | Tenure: Freehold | EPC C









Total Area: 848 ft² ... 78.7 m² (Includes 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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