



18 Brambletyne Close, Angmering - BN16 4DD

£465,000 Freehold

Well-presented and attractive chalet-style home in a sought-after Angmering village location • Spacious open-plan living area flowing through to a defined dining space • Fantastic fitted kitchen with excellent storage and worktop space • Three well-proportioned bedrooms offering flexible family or home-working use • Main bathroom plus convenient ground floor WC • Generous rear garden, ideal for families, entertaining, or keen gardeners • Garage and private driveway providing valuable off-road parking and storage • Close to Angmering village square, local shops, cafés, leisure facilities, mainline station, and easy access to Worthing, Arundel, Chichester and beyond



This well-presented and attractive chalet-style home is set in a sought-after village location in Angmering, offering a great balance of space and practicality. The property features a fantastic fitted kitchen and a spacious open-plan living area that flows naturally into the dining space, creating a layout that works well for both day-to-day life and entertaining. A garage and private driveway add useful off-road parking and storage.

The home provides three well-proportioned bedrooms, a main bathroom, and the convenience of a ground floor WC. To the rear, the generous garden offers plenty of room for families, keen gardeners, or anyone who enjoys outdoor space. Overall, a comfortable and versatile home in a popular village setting.

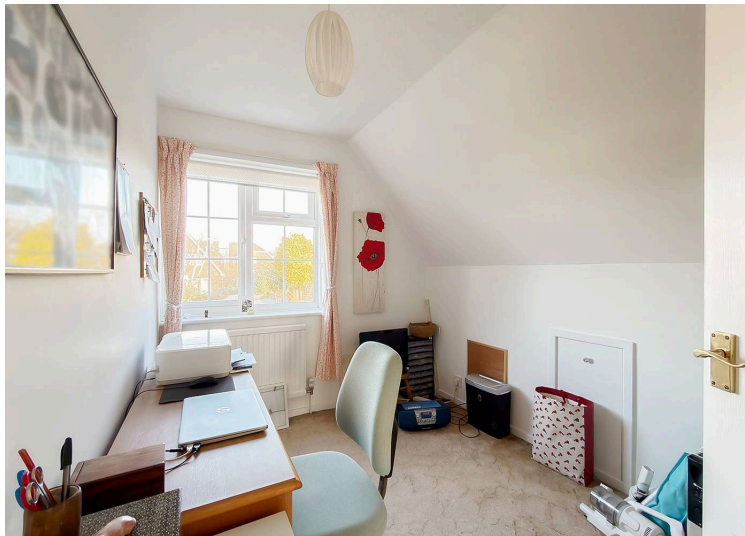
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, 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 Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Kitchen

12' 8" x 9' 11" (3.86m x 3.02m)

Living Room

16' 7" x 11' 9" (5.06m x 3.58m)

Dining Room

13' 10" x 9' 10" (4.22m x 3.00m)

Bedroom 1

14' 1" x 11' 4" (4.29m x 3.45m)

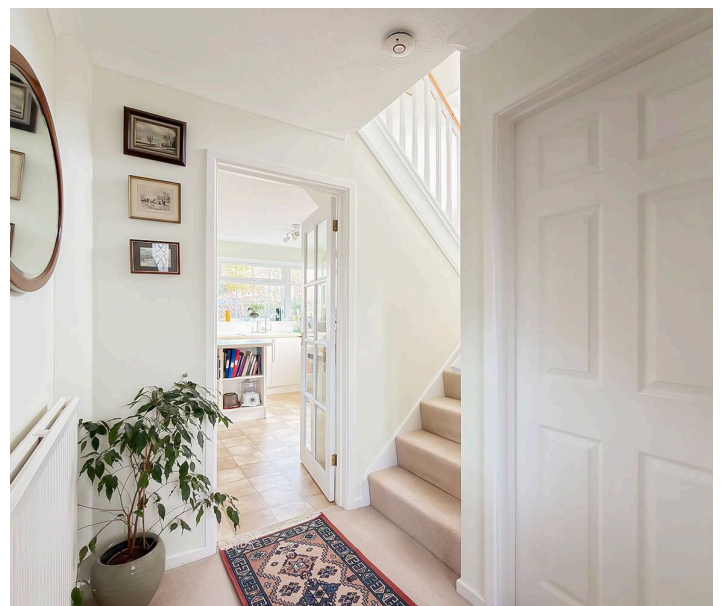
Bedroom 2

13' 1" x 11' 4" (3.99m x 3.45m)

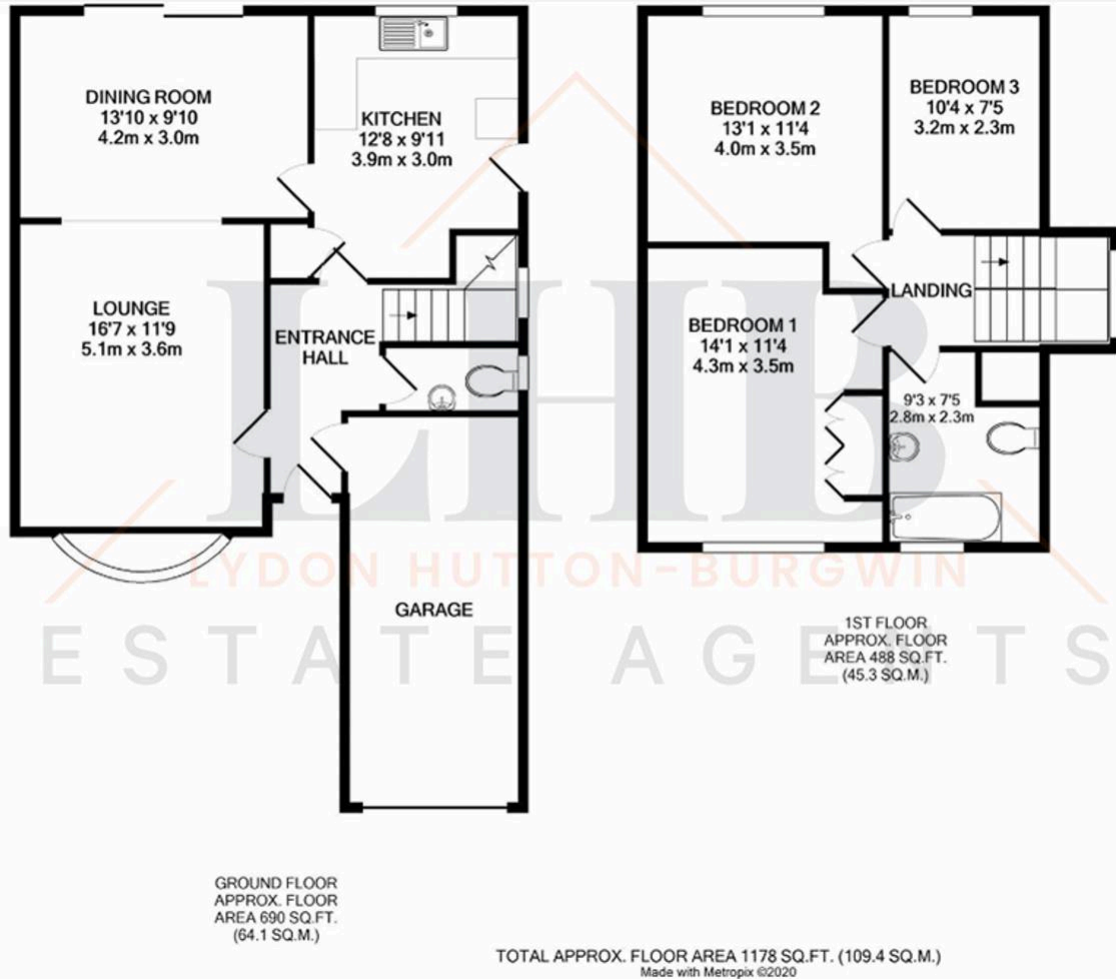
Bedroom 3

10' 4" x 7' 5" (3.15m x 2.26m)

Bathroom







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