



122 Palmer Road, Angmering – BN16 4LW

£450,000 Freehold

Substantial and extended four-bedroom family home offering generous and flexible living accommodation throughout • Two well-proportioned ground-floor reception rooms complemented by a fantastic conservatory filled with natural light • Fitted kitchen with ample storage and worktop space, supported by a separate utility room for everyday practicality • Generous rear garden providing an ideal space for families, outdoor dining and entertaining • Off-road parking to the front for up to five vehicles, offering convenient and secure parking. Solar panels owned outright • Spacious master bedroom with its own en-suite shower room, plus a main family bathroom serving the remaining bedrooms • Useful ground-floor WC and extended entrance porch creating a welcoming and practical entrance to the home



This substantial and beautifully extended four-bedroom family home offers exceptional space both inside and out, making it ideal for modern family living. The property boasts a generous rear garden and off-road parking for at least two vehicles, along with an extended entrance porch that provides a welcoming and practical arrival space. Inside, there are two well-proportioned ground-floor reception rooms, complemented by a fantastic conservatory that fills the home with natural light and creates a wonderful area for relaxing or entertaining.

The fitted kitchen is supported by a separate utility room, keeping everyday living organised and clutter-free, while a convenient ground-floor WC adds to the home's practicality. Upstairs, the spacious master bedroom benefits from its own en-suite, with a stylish main bathroom serving the remaining bedrooms.

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 Energy Efficiency Rating: C





Living Room

15' 1" x 11' 9" (4.60m x 3.58m)

Kitchen

16' 7" x 9' 7" (5.06m x 2.92m)

Dining Room/Study

14' 11" x 11' 11" (4.55m x 3.63m)

Sun Room / Conservatory

16' 0" x 9' 1" (4.88m x 2.77m)

Bedroom 1

18' 0" x 9' 7" (5.49m x 2.92m)

Bedroom 3

12' 5" x 9' 10" (3.79m x 3.00m)

Bedroom 2

12' 5" x 10' 6" (3.79m x 3.20m)

Bedroom 4

11' 8" x 9' 10" (3.56m x 3.00m)

Bathroom

Ensuite

Entrance Hall & Porch







Total Area: 1802 ft² ... 167.4 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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