



14 Ferndale Walk, Angmering – BN16 4DB

£475,000 | Freehold

Located in a quiet cul-de-sac in the sought-after village of Angmering • Elegantly presented, light-filled three bedroom detached family home • Generous living room with charming log-burning stove • Extended separate dining room – ideal for entertaining • Sleek refitted kitchen with integrated AEG cooker and induction hob • Separate utility space, ground floor cloakroom and internal access to garage • Stylish refitted family bathroom with overhead shower • Pretty rear garden with patio seating area, plus off-road parking and walking distance to shops, schools and amenities



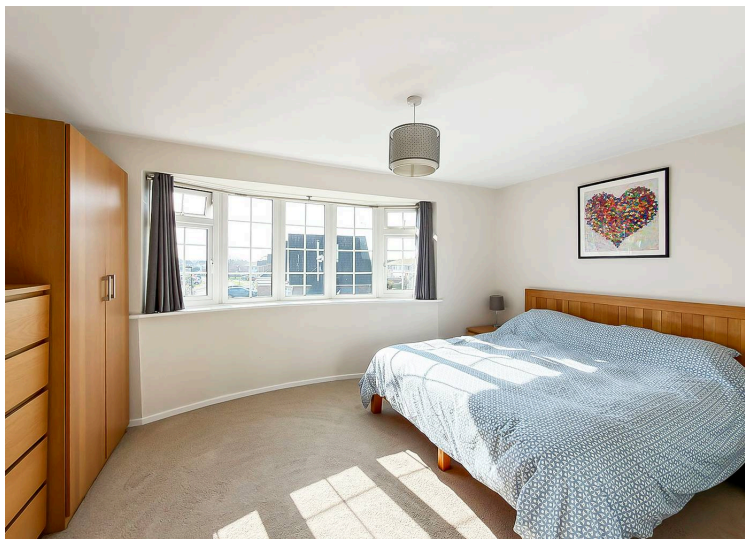
This beautifully presented three-bedroom detached home offers bright, spacious, and well-balanced accommodation, perfectly suited to modern family living. Thoughtfully maintained and filled with natural light, the property provides a welcoming and comfortable atmosphere throughout. The generous living room creates a warm and inviting space to relax, complete with a charming log-burning stove, while an extended dining room offers an excellent setting for family meals and entertaining. The stylish refitted kitchen forms the heart of the home, featuring an integrated AEG cooker and induction hob, and is complemented by a separate utility area, a convenient ground floor cloakroom, and internal access to the garage.

Upstairs, the home continues to impress with three well-proportioned bedrooms served by a contemporary refitted family bathroom with overhead shower. Outside, the property enjoys a delightful rear garden with an attractive patio seating area, perfect for outdoor dining and relaxing during the warmer months. Further benefits include off-road parking and a peaceful cul-de-sac setting within easy reach of local shops, schools, and everyday village amenities, making this a fantastic opportunity for families seeking both comfort and convenience.

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





Living Room

18' 9" x 17' 11" (5.72m x 5.46m)

Dining Room

15' 6" x 11' 9" (4.72m x 3.58m)

Kitchen

10' 8" x 8' 10" (3.25m x 2.69m)

Utility Room

Bedroom 1

15' 0" x 12' 6" (4.57m x 3.81m)

Bedroom 2

9' 11" x 9' 6" (3.02m x 2.90m)

Bedroom 3

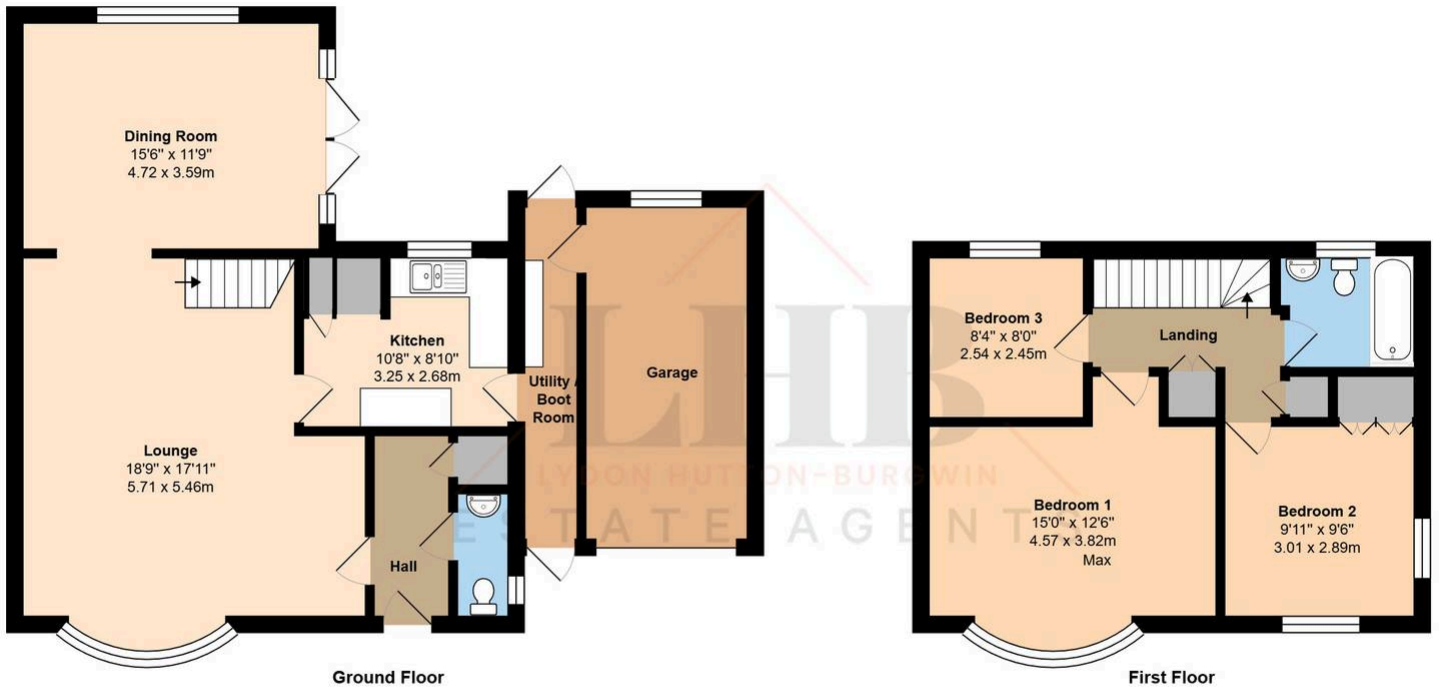
8' 4" x 8' 0" (2.54m x 2.44m)

Bathroom









Total Area: 1283 ft² ... 119.2 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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