



3 Sycamore Close, Angmering - BN16 4DL

Guide Price £485,000 Freehold

Located on the highly sought-after 'The Dell' development in Angmering Village • Beautifully presented three-bedroom detached home • Bright dual-aspect living room plus separate dining room • Modern fitted kitchen with separate utility space • Conservatory overlooking the garden, ideal additional reception space • Principal bedroom with stylish contemporary ensuite • Fully powered garden office/cabin with lighting, internet & Air Con • Garage to the rear with garden access plus ground floor cloakroom



Located on the highly sought-after *'The Dell'* development in Angmering Village, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation throughout, and boasts a peaceful and secluded setting.

The ground floor features a bright dual-aspect living room, providing an abundance of natural light, alongside a separate dining room ideal for entertaining. The modern fitted kitchen is well-appointed and complemented by a separate utility space, while a charming conservatory overlooks the garden, creating an additional reception area for year-round enjoyment. A ground floor cloakroom completes the downstairs layout.

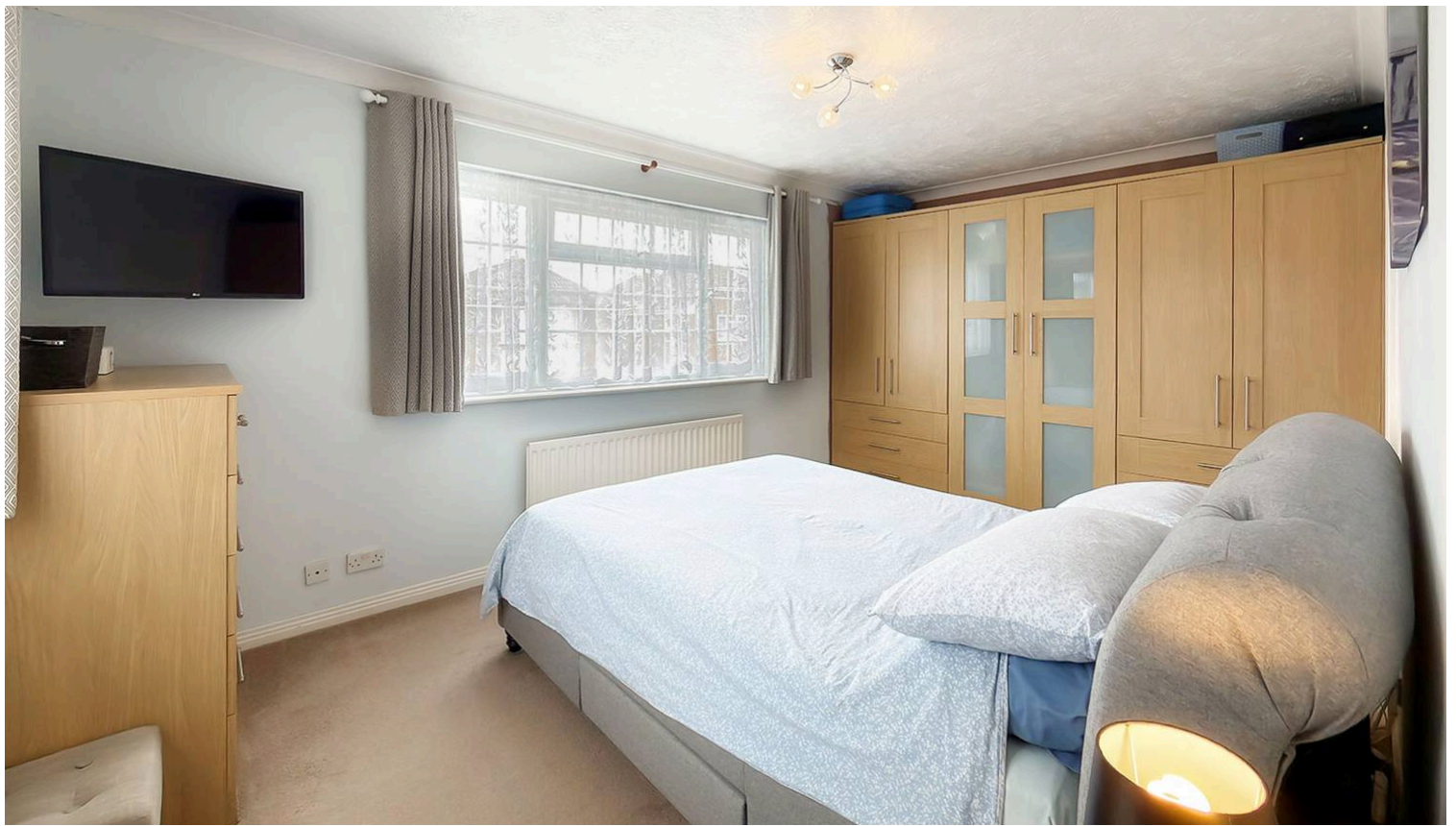
Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with a stylish contemporary en-suite, alongside a modern family bathroom. Externally, the rear garden is thoughtfully arranged and features a fully powered garden office/cabin with lighting, internet connection and air conditioning, ideal for home working. A garage is located to the rear of the property, with access both externally and directly from the garden, completing this excellent home in a prime village location.

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: D





Living Room / Dining Room
31' 4" x 15' 10" (9.55m x 4.83m)

Kitchen
11' 6" x 8' 4" (3.51m x 2.54m)

Bedroom 1
16' 4" x 11' 6" (4.98m x 3.51m)

Bedroom 2
11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom 3
8' 9" x 8' 8" (2.67m x 2.64m)

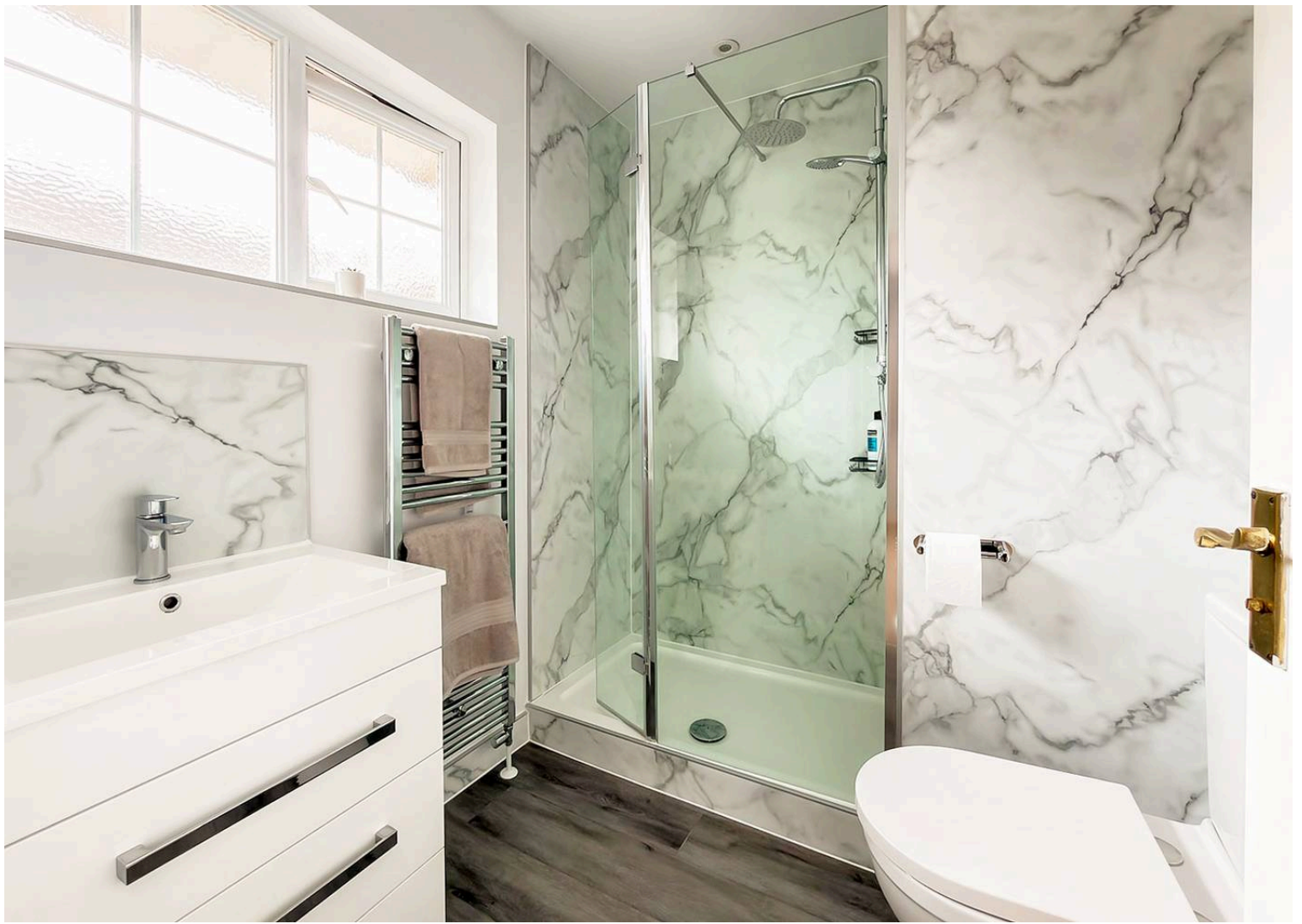
Bathroom

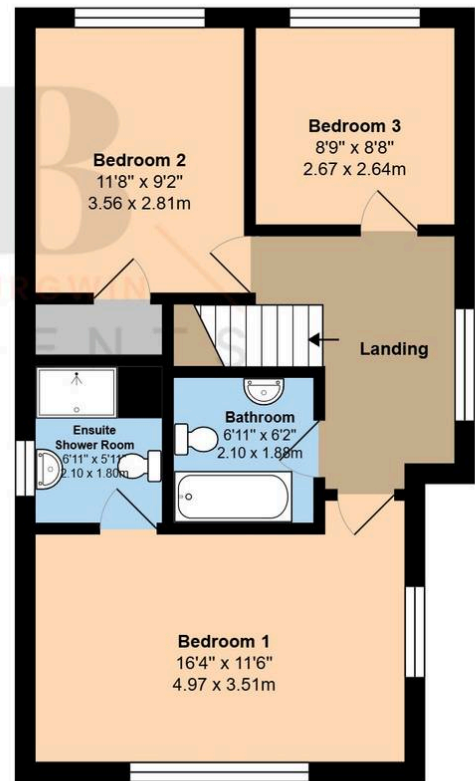
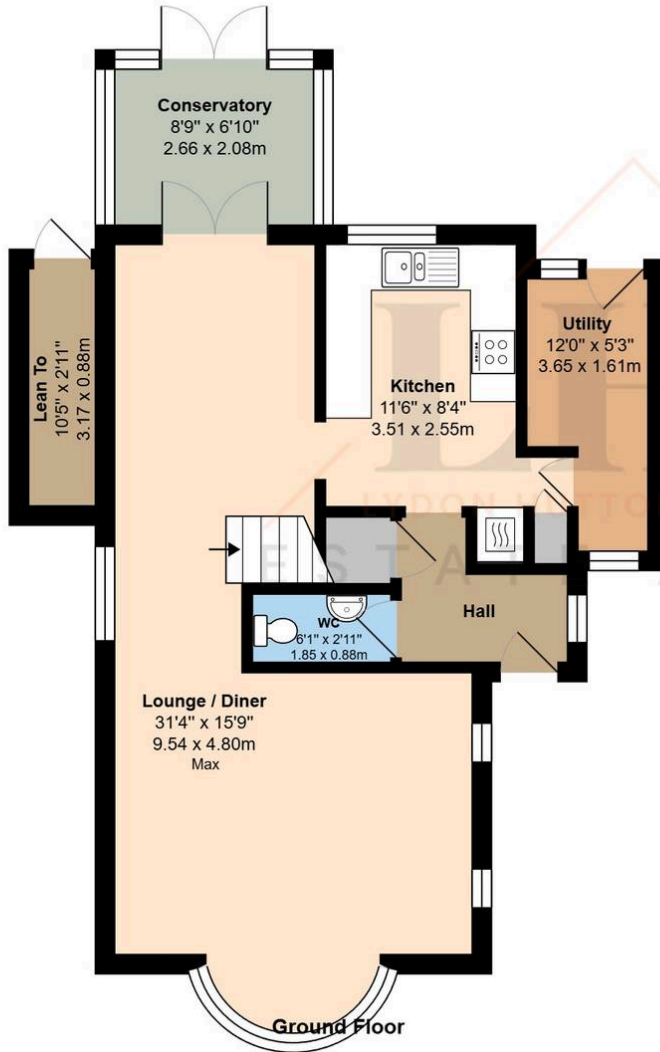
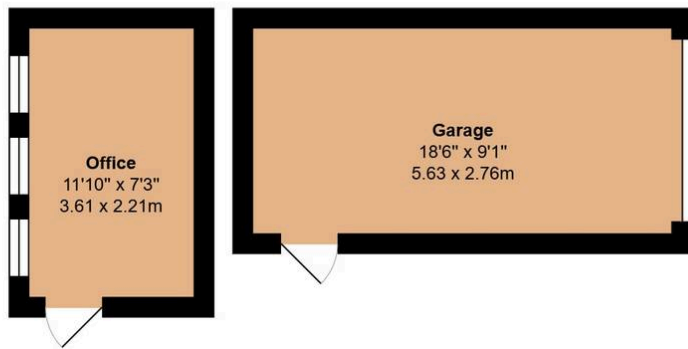
Ensuite

Conservatory
8' 9" x 6' 10" (2.67m x 2.08m)

Office
11' 10" x 7' 3" (3.61m x 2.21m)







Total Area: 1560 ft² ... 145.0 m² (Includes Lean To, Office & 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.

Created by 1st Image 2026

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.