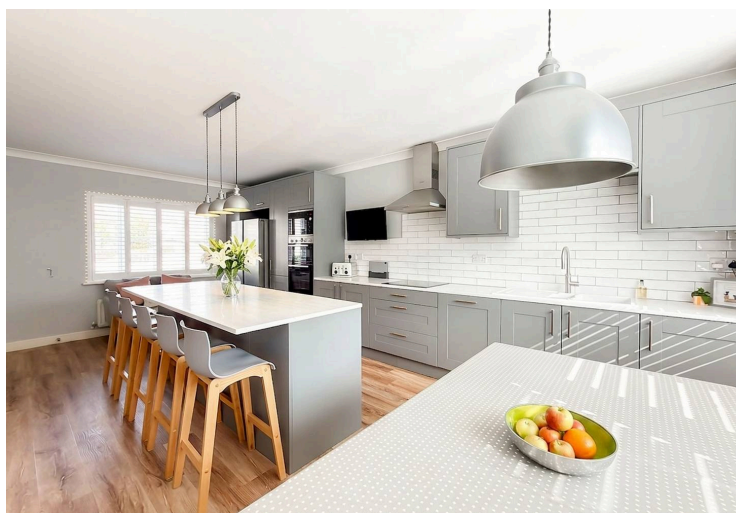
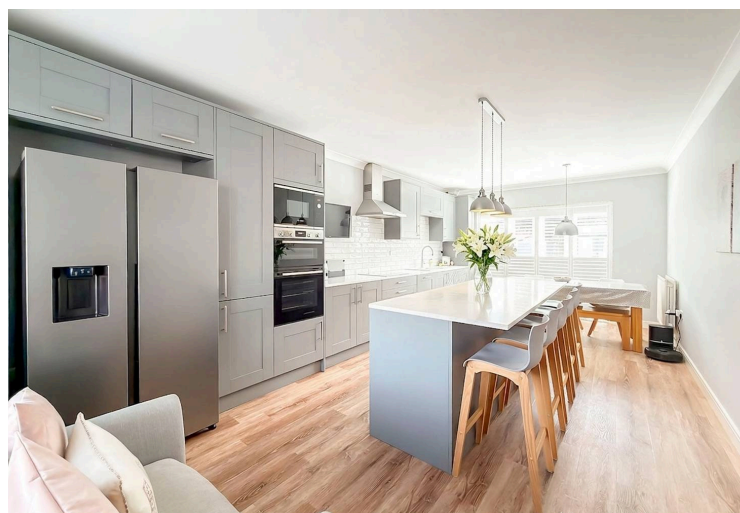




3 Nursery Road, Angmering – BN16 4GQ £685,000 | Freehold

Exceptional five-bedroom family home – the distinctive ‘Dolls House’ designs on the highly regarded Bramley Green development. • Superb long-term family home – remodelled and presented to a high standard, offering generous, flexible accommodation over three floors • Outstanding open-plan kitchen/dining/breakfast room – a fantastic sociable space designed around modern family life, entertaining and relaxed gatherings, complemented by two further reception rooms • Impressive principal bedroom suite – generous in size with a private ensuite and versatile adjoining dressing room/home office, plus four further double bedrooms and a refitted family bathroom • Unique top-floor ‘penthouse’ feel – two further double bedrooms, including one with its own ensuite, creating an ideal private floor for teenagers, older children, visiting family or guests. • Larger-than-average south-facing landscaped garden offering excellent potential for entertaining, family life and al fresco dining. Garden Room with Power • Excellent parking and garaging – substantial double garage with power and lighting to the rear.

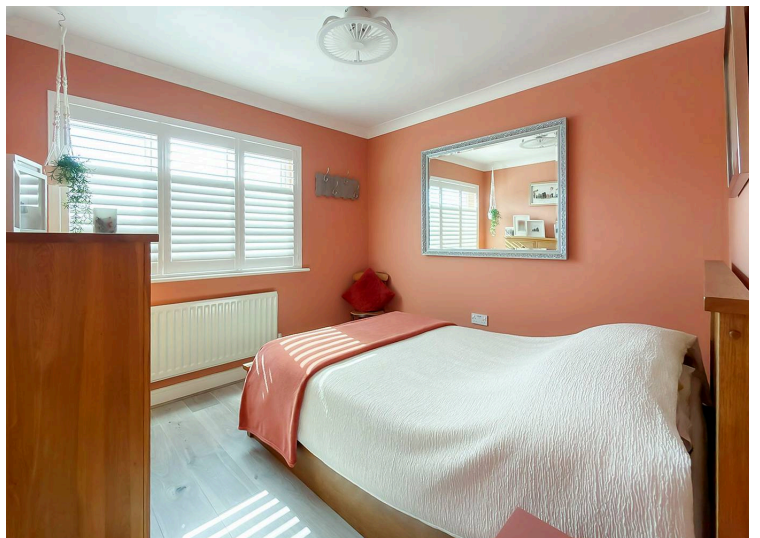
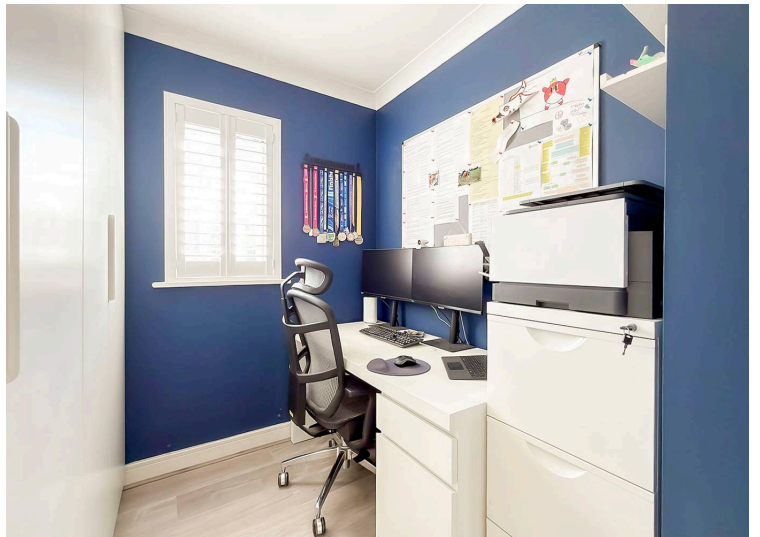
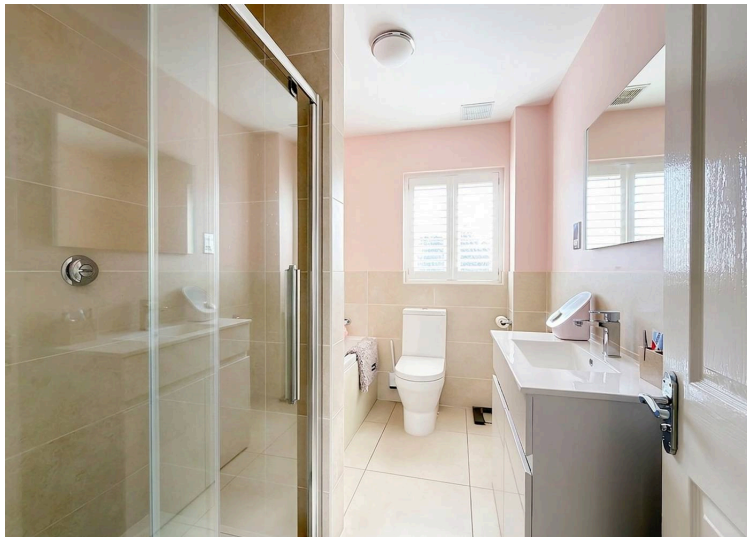


Impressively spacious and beautifully presented, this exceptional five-bedroom family home occupies a prime position on the front edge of the highly regarded Bramley Green development in Angmering village. The largest and most spacious of the estate's distinctive 'Dolls House' designs, the property has been thoughtfully remodelled on the ground floor to create a superb open-plan kitchen/dining/breakfast room – the perfect heart of the home for family life, entertaining and relaxed gatherings.

Two further reception rooms, a useful utility room and WC complete this versatile level. Presented to a high standard throughout, the property is, in our opinion, genuinely 'move-in ready' and offers the space, flexibility and quality to make a superb long-term family home.

Arranged over three floors, the accommodation continues to impress. The middle floor features an exceptionally generous principal bedroom with its own ensuite and adjoining dressing room/home office, alongside two further double bedrooms and a beautifully refitted family bathroom. The top floor offers two additional double bedrooms, one benefiting from a private ensuite, creating an almost penthouse-style retreat – ideal for teenagers wanting their own space, visiting family or guests. This adaptable layout provides an enviable degree of privacy and flexibility, allowing the home to evolve effortlessly with a growing family over the years.

Outside, the south-facing rear garden is a particular highlight, being larger than average for a modern development and having been attractively landscaped to provide a wonderful setting for outdoor dining, entertaining and family time. There is also a superb garden room with a power supply.





To the rear is a substantial double garage with power and lighting, while allocated parking is conveniently positioned to the front. The location is equally appealing, with Angmering village, local shops, schools and excellent transport links all within easy walking distance.

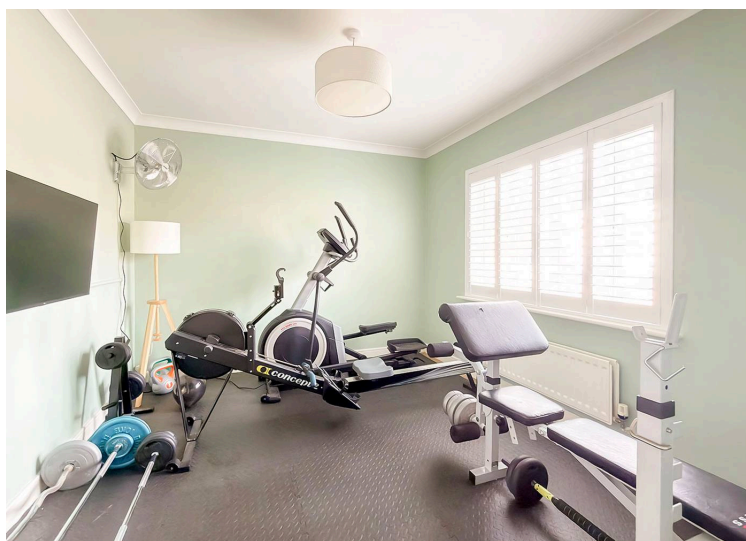
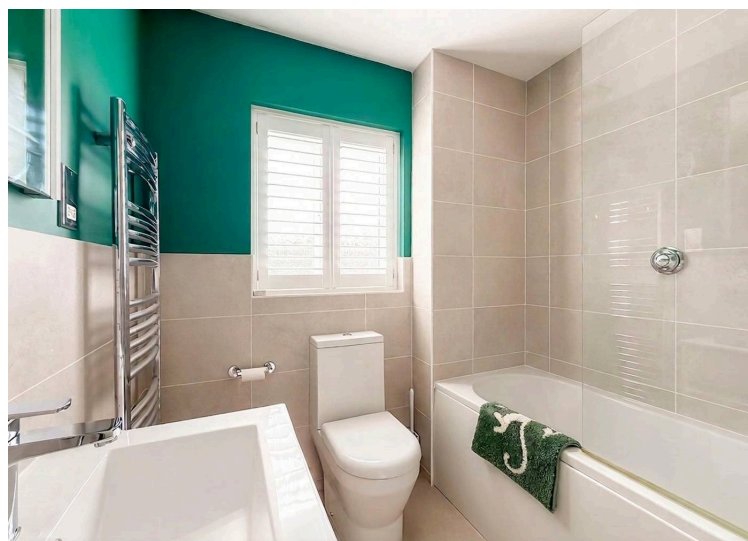
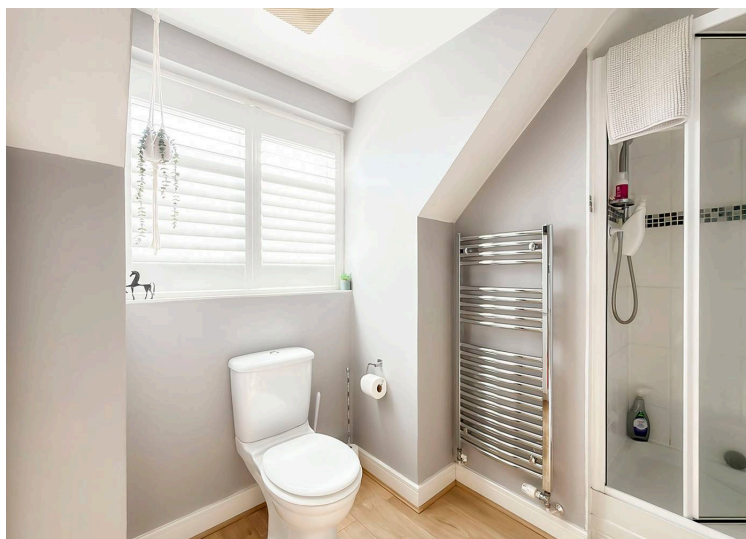
Combining an exceptional amount of accommodation, a versatile three-storey layout, generous outside space and a wonderfully convenient village location, this is a rare opportunity to secure a substantial, stylish and genuinely future-proof family home.

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: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Total Area: 2001 ft² ... 185.9 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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