



8 Teulon Court Station Road, Angmering - BN16 4NR

£360,000 Asking Price | Freehold

- Walking distance to Rustington High-street •Walking distance to mainline station and good bus services
- Small development of only 11 properties
- Garage and allocated parking •Three double bedrooms, including principal with en-suite •Family bathroom
- Spacious lounge •Ground floor cloakroom •Southerly aspect, low-maintenance patio garden •Well-presented throughout with a bright and airy feel



Located within a small development of only 11 homes, is this well-presented property that offers a bright and spacious layout, with a generously sized lounge forming the heart of the property and providing an ideal space for both relaxing and entertaining. The adjoining kitchen is thoughtfully arranged with excellent cupboard and work surface space, while the ground floor also benefits from a convenient cloakroom, a useful storage cupboard, and a welcoming entrance hall.

Upstairs, the property features three comfortable bedrooms, including a principal bedroom with fitted wardrobes and its own en-suite, alongside a modern family bathroom, all accessed from a central landing. A further storage cupboard is also located on the first floor, adding to the home's practicality.

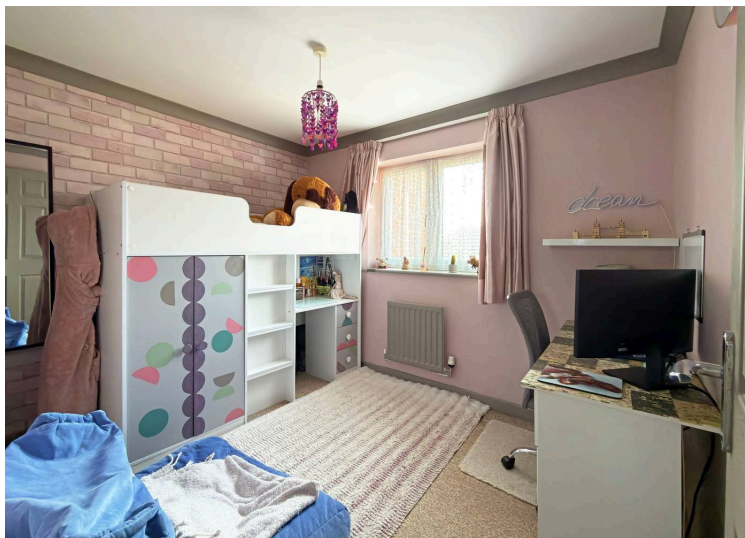
Externally, the property enjoys a low-maintenance patio garden with a desirable southerly aspect, perfect for outdoor dining and enjoying the sun throughout the day. Further benefits include allocated parking and a garage, making this an excellent choice for those seeking both practicality and a comfortable lifestyle in a well-designed 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Living Room/Dining Room

20' 2" x 19' 0" (6.15m x 5.79m)

Kitchen/Breakfast Room

10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom 1

15' 0" x 10' 5" (4.57m x 3.18m)

Bedroom 2

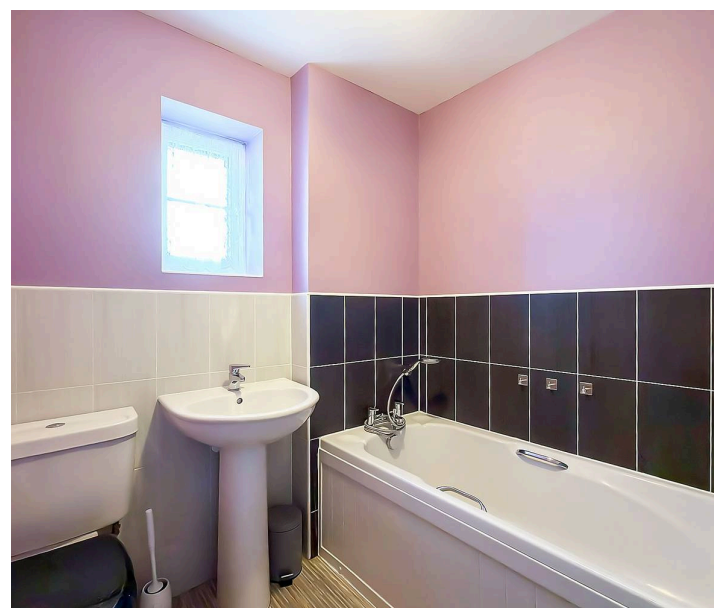
15' 9" x 8' 3" (4.80m x 2.52m)

Bedroom 3

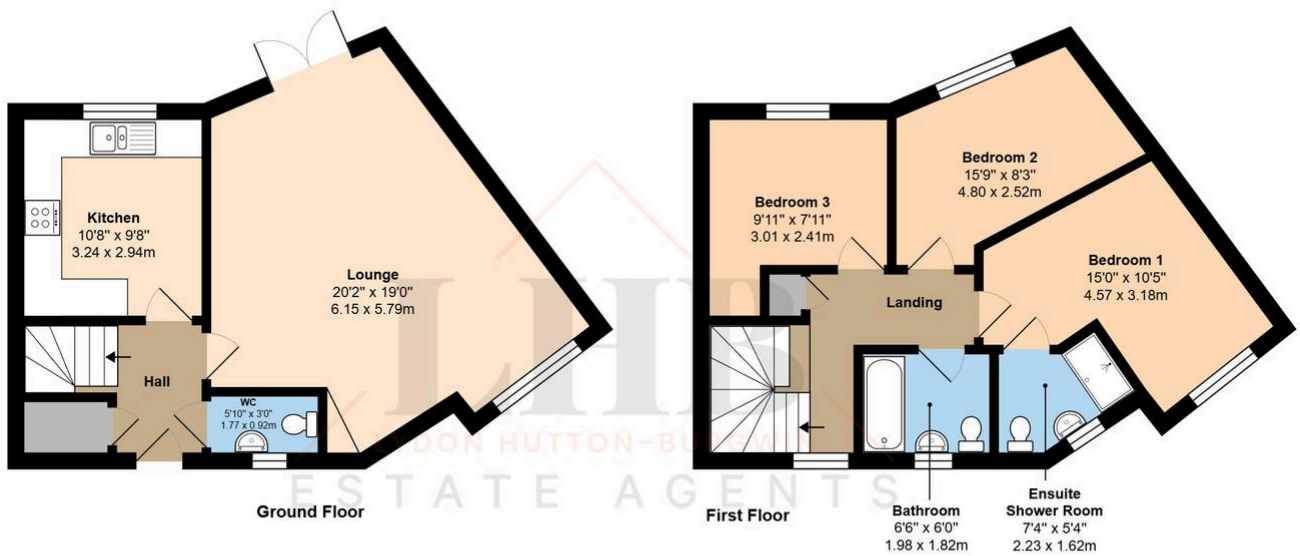
9' 11" x 7' 11" (3.02m x 2.41m)

Ensuite

Bathroom







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 internally or to create atmospheric external images.