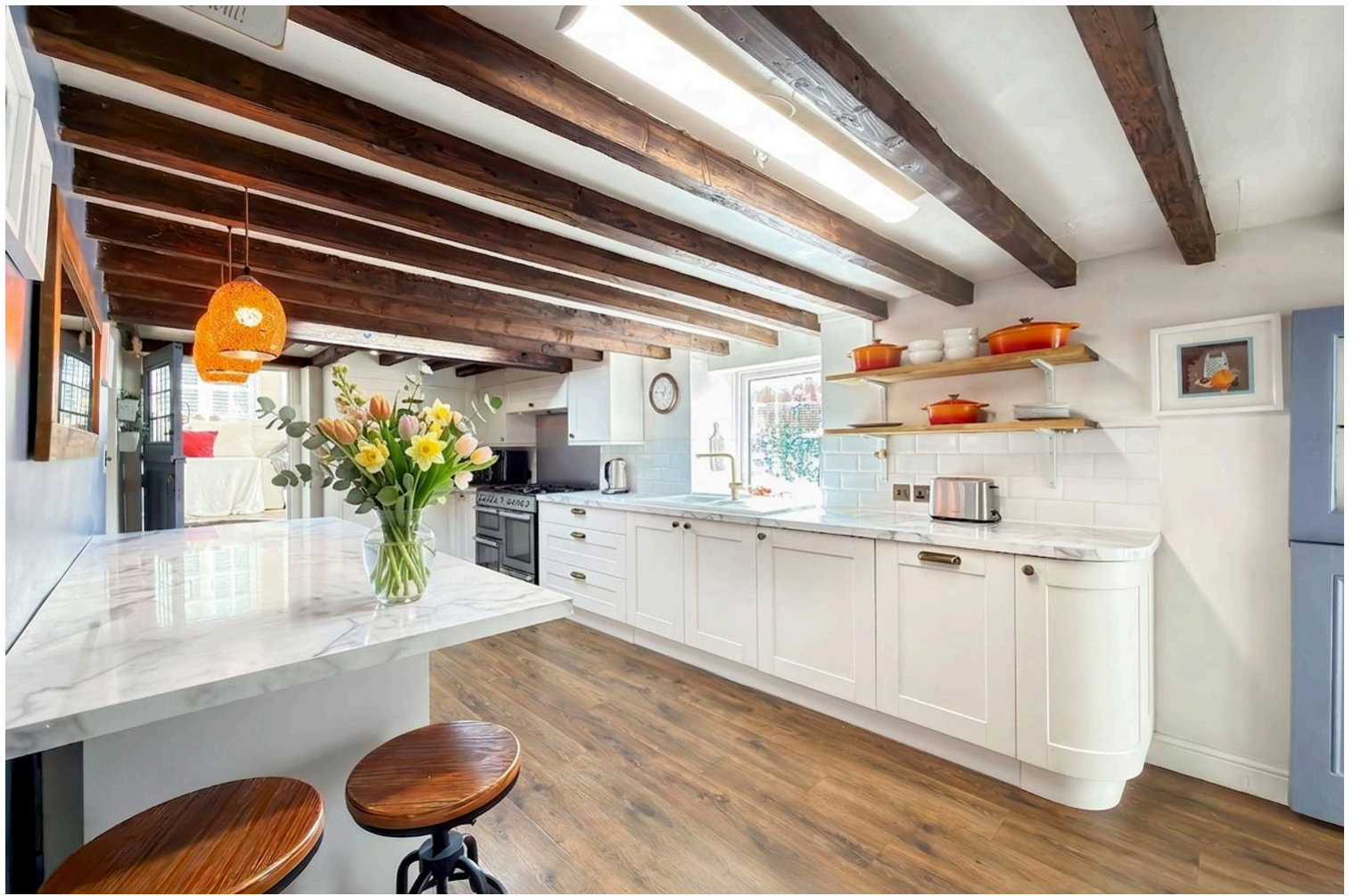


## Vine Cottage High Street, Angmering - BN16 4AE

£585,000 Freehold

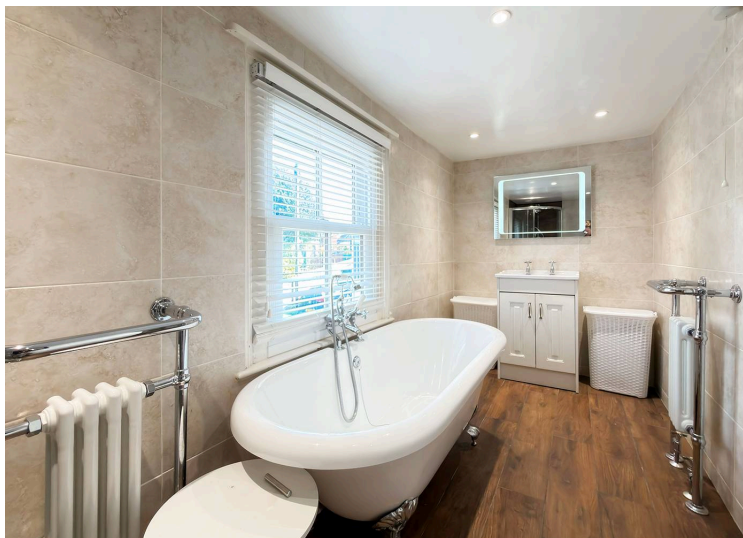
Characterful period home offering exceptional and deceptively spacious accommodation arranged over multiple levels • Welcoming lounge with a feature log burning stove/fireplace, complemented by multiple reception rooms ideal for family living and entertaining • Refitted kitchen/breakfast room with range-style cooker, combining a sleek modern finish with a design sympathetic to the home's character • Wealth of original features throughout including exposed timber beams, stained glass windows and additional fireplaces • Spacious principal suite with dressing room and en-suite, alongside further well-proportioned bedrooms and family bathroom • Substantial cellar providing excellent storage or potential hobby space • Tiered and elevated rear garden with far-reaching views across the historic village, plus separate picnic garden and summerhouse • Garage with room above offering annexe/Airbnb potential (subject to alteration), and the added benefit of being offered chain free



This characterful period home offers an exceptional amount of space, far beyond what its charming frontage might suggest, and truly needs to be viewed in person to be fully appreciated. Rich in charm and arranged over multiple levels, the property provides a wonderfully versatile layout, with generous reception areas including a welcoming lounge boasting a real log burning stove/fireplace, a formal dining room, and an additional reception room to the front. A bright kitchen/breakfast room, featuring a range-style cooker, has been refitted in recent years to offer a sleek, modern design that remains sympathetic to the character of the house, with an adjoining sun room completing the main living space. Throughout the home there are endless character features including exposed timber beams, stained glass windows and further fireplaces, all adding to its unique appeal. Further enhancing the practicality of the home are a useful study, utility room and ground floor WC, while a substantial cellar provides excellent additional space, ideal for storage or as a hobby area. The overall layout lends itself perfectly to both everyday family living and entertaining on a larger scale.

Upstairs, the property continues to impress with well-proportioned bedrooms, including a particularly spacious principal suite complete with dressing room and en-suite bathroom. Additional bedrooms are served by a family bathroom, with further useful storage incorporated within the home, adding to its overall functionality and appeal. Externally, the property boasts a tiered and elevated rear garden, enjoying far-reaching views across the historic village - an ideal setting to relax and unwind. In addition, there is a separate picnic garden and a charming summerhouse, offering further outdoor enjoyment. A further standout feature is the room above the garage which, subject to alteration, could utilise the existing utility as a kitchen, offering excellent potential for use as an annexe or Airbnb-style accommodation and providing a valuable additional income stream if desired. Offered to the market chain free, this unique and deceptively spacious home presents a rare opportunity to acquire a truly special property.

Council Tax band: F | Tenure: Freehold | EPC Energy Efficiency Rating: D





**Living Room**

16' 4" x 14' 7" (4.98m x 4.45m)

**Kitchen**

19' 3" x 10' 4" (5.87m x 3.15m)

**Dining Room**

16' 4" x 14' 6" (4.98m x 4.42m)

**Bedroom 1**

17' 2" x 16' 4" (5.23m x 4.98m)

**Bedroom 2**

15' 10" x 10' 4" (4.83m x 3.15m)

**Bedroom 3**

12' 6" x 7' 2" (3.81m x 2.18m)

**Ensuite**

**Bathroom**

12' 6" x 6' 2" (3.81m x 1.88m)

**Bedroom 4**

16' 11" x 7' 6" (5.16m x 2.29m)

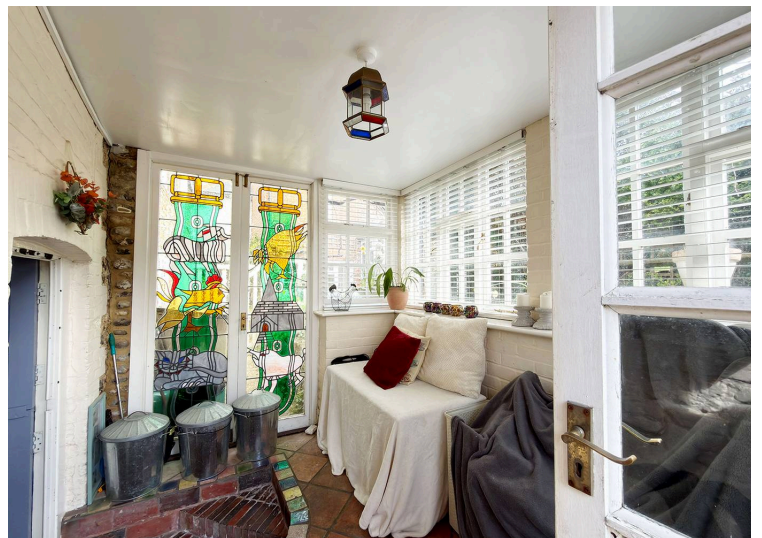
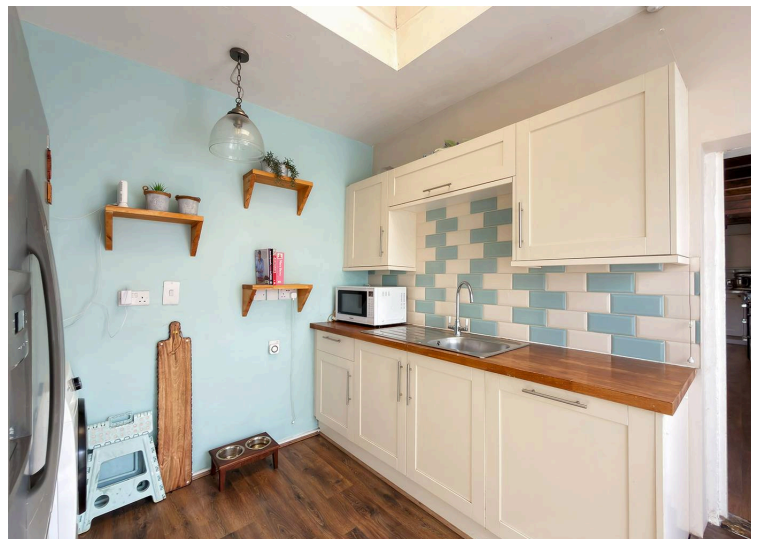
**Utility Room**

**Summer House**

**Sun Room**









Total Area: 3385 ft<sup>2</sup> ... 314.5 m<sup>2</sup> (Includes Garage, Basement & Eaves Storage)

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 2028

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.