

27 Cresswell Square, Angmering - BN16 4PX

Asking Price £425,000 | Freehold

Beautifully presented four-bedroom modern townhouse arranged over three spacious floors • Versatile layout featuring two potential principal bedroom suites, each with stylish en-suite facilities • Contemporary open-plan kitchen and living space, ideal for modern family life and entertaining • High-specification kitchen with integrated double oven, dishwasher and washing machine • Landscaped south-facing rear garden providing the perfect setting for outdoor dining and relaxation • Garage and private driveway offering convenient off-road parking and additional storage • Three bath/shower rooms including two en-suites and a modern family bathroom, ideal for growing families or guests • Walking distance to Angmering Village, local cafés, shops and mainline station with direct links to Gatwick Airport and London Victoria, plus easy access to Worthing, Arundel and Chichester



This beautifully presented four-bedroom modern townhouse offers versatile and spacious accommodation arranged over three floors, perfectly suited to contemporary family living. The ground floor features a stylish open-plan layout, with a sleek modern kitchen complete with integrated double oven, dishwasher and washing machine, flowing seamlessly into a generous living room that provides an ideal space for both everyday life and entertaining.

Outside, the property enjoys a beautifully landscaped south-facing garden, along with the convenience of a garage and private driveway parking. The first floor hosts an impressive optional principal bedroom with fitted wardrobe and a striking en-suite shower room, alongside two further well-proportioned bedrooms and a modern family bathroom. Occupying the entire top floor is a second optional principal bedroom, offering a superb retreat with fitted cupboard space and a luxurious en-suite, making it ideal for guests, older children or multi-generational living. Combining flexibility, style and practicality, this exceptional home is perfectly designed for modern lifestyles.

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: B

EPC Environmental Impact Rating: B





Kitchen / Living / Family Room

30' 5" x 13' 3" (9.27m x 4.04m)

Bedroom 1

23' 4" x 9' 10" (7.11m x 3.00m)

Bedroom 2

13' 3" x 10' 7" (4.04m x 3.23m)

Bedroom 3

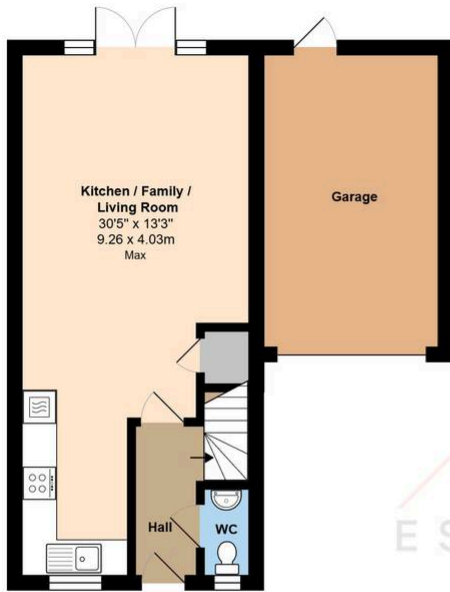
10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom 4

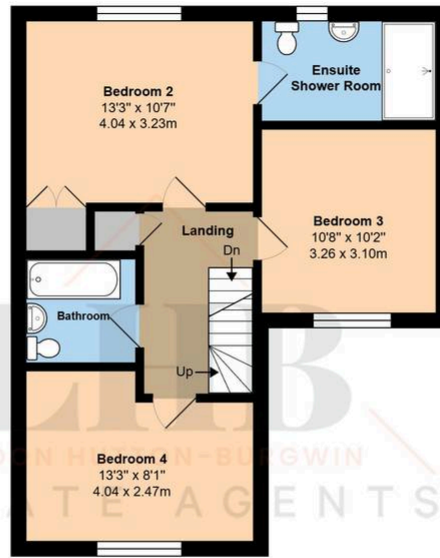
13' 3" x 8' 1" (4.04m x 2.46m)



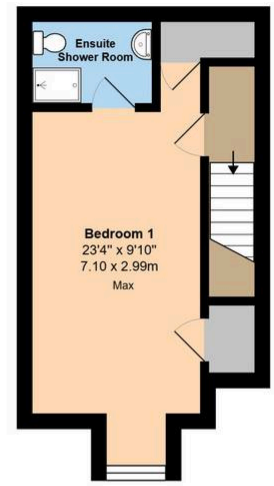




Ground Floor



First Floor



Second Floor

Total Area: 1286 ft² ... 119.5 m² (Excluding 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.
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