



Glebe Cottage High Street, Angmering – BN16 4AG

£325,000 | Freehold

Chain free character cottage tucked away just off Angmering's High Street • Rare private setting in the very heart of this sought after village • Bursting with period charm, warmth and individuality • Three versatile reception rooms with option for a third bedroom • Modern fitted kitchen, family bathroom and convenient ground floor WC • Two inviting bedrooms upstairs offering peaceful retreats • Sunny front area perfect for relaxing and enjoying village life



Tucked away just off Angmering's High Street, this chain free character cottage is a true hidden gem, offering a rare sense of privacy right in the heart of the village. Rich in period charm and individuality, the home feels wonderfully warm and welcoming, with three versatile reception rooms that allow the space to be shaped around your lifestyle, including the option of a third bedroom if needed.

A modern fitted kitchen, family bathroom and convenient ground floor WC ensure everyday comfort sits effortlessly alongside the cottage's original character. Upstairs, two charming bedrooms provide peaceful retreats, while outside a sunny front area creates the perfect place to relax and watch village life drift by. With its one of a kind feel, central position and abundance of charm, this delightful cottage is ideal as a unique full time home, a weekend escape or an attractive holiday let or investment opportunity in one of Angmering's most sought after locations.

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



**Kitchen**

10' 0" x 8' 3" (3.05m x 2.52m)

Dining Room

11' 2" x 9' 8" (3.40m x 2.95m)

Living Room

11' 6" x 9' 10" (3.51m x 3.00m)

Snug

10' 1" x 10' 0" (3.07m x 3.05m)

Bedroom 1

11' 6" x 10' 1" (3.51m x 3.07m)

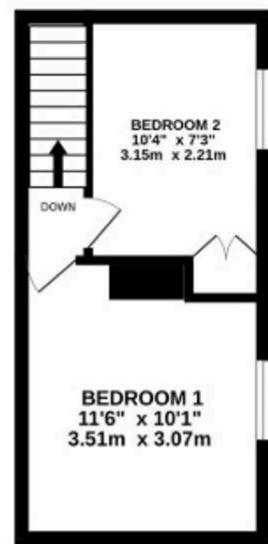
Bedroom 2

10' 4" x 7' 3" (3.15m x 2.21m)





GROUND FLOOR



FIRST FLOOR

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