



16 William Olders Road, Angmering – BN16 4FD Asking Price £650,000 | Freehold

Imposing double-fronted detached family home on the highly sought-after Bramley Green development • Spacious dual-aspect living room extending from front to back of the property • Separate dining room, ideal for family meals and entertaining guests • Well-equipped fitted kitchen with breakfast area and adjoining utility room • Versatile study/playroom perfect for home working, hobbies or family life • Four generous bedrooms, including a principal suite with fitted wardrobes and luxury en-suite bathroom • Two en-suite facilities plus a family bathroom, providing excellent accommodation for growing families • Beautifully manicured rear garden and double garage and parking in a desirable village location



Occupying a prime position on the highly sought-after Bramley Green development in Angmering Village, this imposing double-fronted family home offers an exceptional blend of space, comfort and versatility. The generous ground floor is perfectly designed for modern family living, featuring a superb dual-aspect living room stretching from front to back, a separate dining room ideal for entertaining, and a solid oak Manhattan kitchen with integrated fridge/freezer, dishwasher and a newly fitted induction hob. All is complemented by an imported Indian marble floor, while ample worktop and cupboard space, a breakfast area and adjoining utility room further enhance this superb space. A separate study/playroom provides valuable flexibility for home working or growing families, while a convenient ground floor cloakroom completes the accommodation.

Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom with both a bath and separate shower cubicle. Bedroom two also enjoys its own en-suite shower room, while two further well-proportioned bedrooms are served by the family bathroom. Outside, the beautifully manicured rear garden provides a wonderful setting for children to play, family gatherings or simply relaxing in the sunshine. Further enhancing this superb home is a large double garage with strip lighting and power points. There is also an allocated parking space adjacent to the garage. This is an outstanding opportunity for families and buyers seeking spacious, well-balanced accommodation in a desirable village location.

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 Rating C





Kitchen/Breakfast Room

17' 5" x 9' 7" (5.31m x 2.92m)

Living Room

21' 11" x 12' 10" (6.68m x 3.91m)

Dining Room

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom 1

13' 0" x 10' 7" (3.96m x 3.23m)

Bedroom 2

12' 3" x 9' 10" (3.73m x 3.00m)

Bedroom 3

9' 9" x 9' 3" (2.97m x 2.82m)

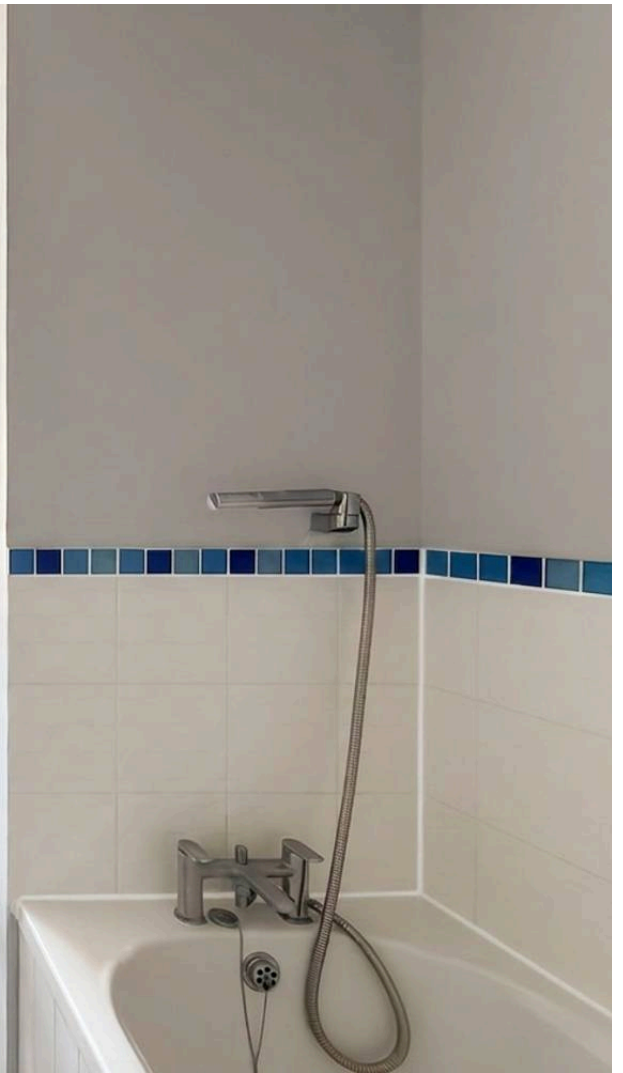
Bedroom 4

12' 7" x 7' 2" (3.84m x 2.18m)

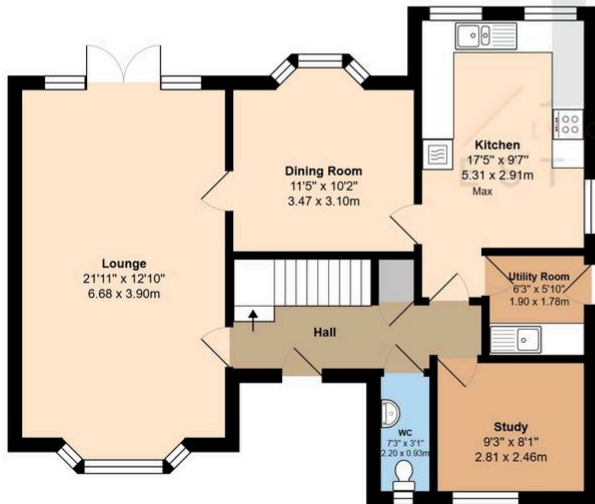
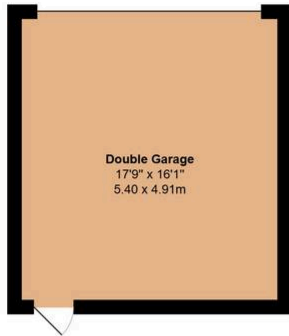
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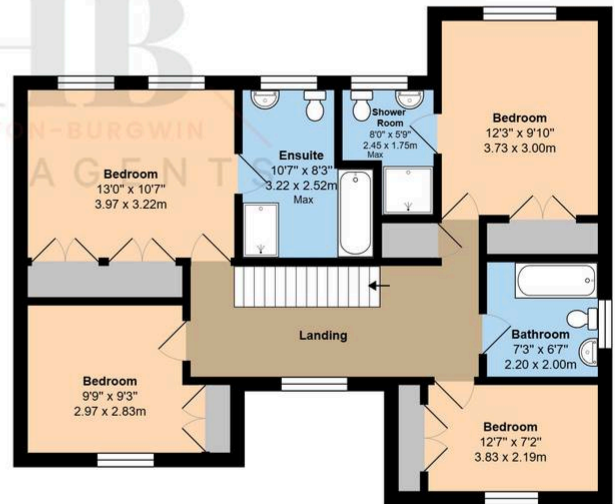




(Not In Correct Location)



Ground Floor



First Floor

Total Area: 1966 ft² ... 182.6 m² (Includes 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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