



LHB
LYON HUTTON-BURGWIN
ESTATE AGENTS



6 Weavers Ring, Angmering – BN16 4AJ

Offers Over £725,000 Freehold

Rare opportunity to acquire a detached family home in the highly sought-after and rarely available Weavers Ring cul-de-sac in Angmering Village • Exceptionally spacious and versatile accommodation with multiple reception areas ideal for modern family living • Impressive living room opening into an extended dining area overlooking the rear garden • Extended kitchen/breakfast room complemented by a practical utility/boot room with integral garage access • Additional extended reception room offering flexibility as a family room, playroom, home office or snug • Four well-proportioned bedrooms, including a principal suite with fitted wardrobes and private en-suite bathroom • Beautifully mature and generously sized west-facing rear garden with established planting, patios and seating areas • Private driveway parking, ground floor cloakroom and a prime village location just a short walk from local amenities and schools



Occupying a rarely available position within the highly regarded prime cul-de-sac of Weavers Ring in the heart of Angmering Village, this detached family home offers exceptionally spacious and versatile accommodation throughout. The ground floor features an impressive living room that flows seamlessly into a dedicated extended dining area overlooking the rear garden, creating an ideal space for both everyday family life and entertaining. Further accommodation includes an extended kitchen/breakfast room, a useful utility/boot room with integral access to the garage, an additional extended reception room and a convenient ground floor cloakroom.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite bathroom with overhead power shower. The remaining bedrooms are served by a refitted shower room with underfloor heating. Outside, the superbly generous west-facing rear garden is undoubtedly a standout feature, boasting mature planting, established borders and a variety of patio and seating areas to enjoy throughout the day. Additional benefits include off-road parking via a private driveway, a water softener and a highly sought-after village location, just a short walk from local amenities, schools and transport links. Properties in Weavers Ring seldom come to the market, making this a truly exceptional opportunity for families seeking space, convenience and a prestigious village setting.

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 | Tenure: Freehold | EPC Energy Efficiency Rating: G





Living Room

21' 1" x 19' 1" (6.43m x 5.82m)

Dining Room

17' 1" x 9' 9" (5.21m x 2.97m)

Kitchen/Breakfast Room

19' 3" x 14' 10" (5.87m x 4.52m)

Utility/Boot Room

16' 1" x 8' 0" (4.90m x 2.44m)

Reception Room

15' 0" x 13' 6" (4.57m x 4.12m)

Bedroom 1

12' 5" x 12' 3" (3.79m x 3.73m)

Bedroom 2

13' 2" x 9' 8" (4.01m x 2.95m)

Bedroom 3

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom 4

7' 8" x 7' 7" (2.34m x 2.31m)

Ensuite

Shower Room





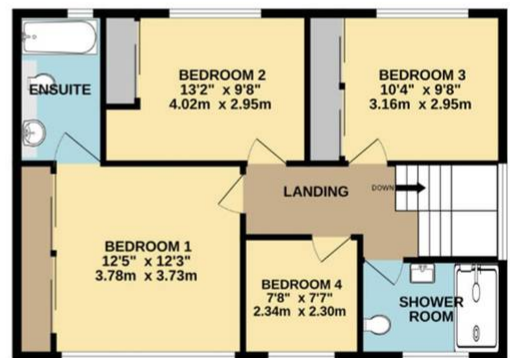




GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



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