5 Pound Way, Bramley Green
Angmering, BN16 4GZ

Guide Price £525,000 (Freehold)





Council Tax Band – E **Energy Efficiency Rating** – C

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.



We are delighted to present this beautifully maintained modern detached home to the market, which is presented in show home condition and boasts the particularly attractive feature of a south-westerly facing rear garden, with direct access into a larger-than-average garage.

Briefly described, the spacious internal accommodation comprises four well-proportioned double bedrooms, the master bedroom enjoying a Juliet balcony with French doors and an en suite shower room, an attractive lounge with bi-fold doors opening onto the rear garden, a modern fitted kitchen with French doors, separate utility room, contemporary family bathroom and a refitted ground floor cloakroom (2026).

Additional attributes include uPVC double glazing (2026) with shutters throughout, gas central heating and EV charging point (2025).



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Outside –

The well-enclosed, south-westerly facing rear garden has been thoughtfully landscaped, featuring artificial lawn, a paved patio and electric retractable awning (2024), creating an ideal setting for outdoor relaxation and entertaining. Bi-fold doors from the lounge (2023) open directly onto the patio, providing a lovely connection between indoor and outdoor living. A summer house provides an additional feature, while the garden also benefits from convenient side access.

To the front, the property benefits from an attractively enclosed garden with wrought iron railings and gated access. Off-road parking is available on the approach to the larger-than-average garage, which is fitted with an electric roller door (2021).

Location -

The property is situated within the popular Bramley Green development, ideally positioned for access to Angmering School and the picturesque village centre, which is approximately one mile away by car. A convenient pedestrian route via Honey Lane provides a shorter distance of around half a mile. Angmering offers a good selection of shops and local amenities, including Angmering Medical Centre.

The property also enjoys close proximity to Bramley Green Park, which can be conveniently accessed on foot via the garage, as well as Angmering Community Centre.

The location is also well placed for transport links, with the nearby A259 providing convenient connections to the neighbouring towns of Worthing and Bognor Regis. Angmering's mainline railway station is approximately 1.5 miles away and offers direct services to London Gatwick Airport and London Victoria, making this an excellent location for commuters.







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