



19 The Cottrells, Angmering – BN16 4AF

£375,000 Freehold

Beautifully presented Edwardian cottage blending period charm with stylish modern finishes throughout. • Prime village setting within the highly sought-after and renowned The Cottrells, in the heart of Angmering. • Characterful lounge and separate dining room, offering flexible and inviting living spaces. • Well-appointed contemporary kitchen, thoughtfully designed for everyday practicality and entertaining. • Two generous double bedrooms complemented by a spacious family bathroom. • Delightful south-facing rear garden enjoying all-day sunshine and ideal for outdoor dining and relaxation. • Backs directly onto the village allotments, providing a peaceful open outlook and an excellent sense of privacy. • A rare opportunity to acquire a charming period home in one of Angmering Village's most desirable and established locations.



Set within the ever-popular and highly regarded The Cottrells, in the heart of Angmering Village, this charming Edwardian cottage is a wonderful example of period character meeting modern style. Beautifully presented throughout, the home has been sympathetically updated to enhance its original features while providing the comfort and finish expected for contemporary living. The inviting lounge leads through to a separate dining room, creating versatile living spaces ideal for relaxing or entertaining, while the stylish kitchen offers an attractive and practical hub of the home.

The first floor provides two well-proportioned bedrooms alongside a spacious family bathroom, with every room continuing the property's bright and welcoming feel. To the rear, the delightful south-facing garden enjoys an enviable position backing directly onto the village allotments, offering a peaceful green outlook and a fantastic space to unwind or entertain in the sunshine. Combining character, thoughtful modernisation and one of Angmering's most desirable village locations, this is a home that is sure to capture the imagination of buyers seeking something truly special.

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: D





Kitchen
13' 4" x 8' 11" (4.06m x 2.72m)

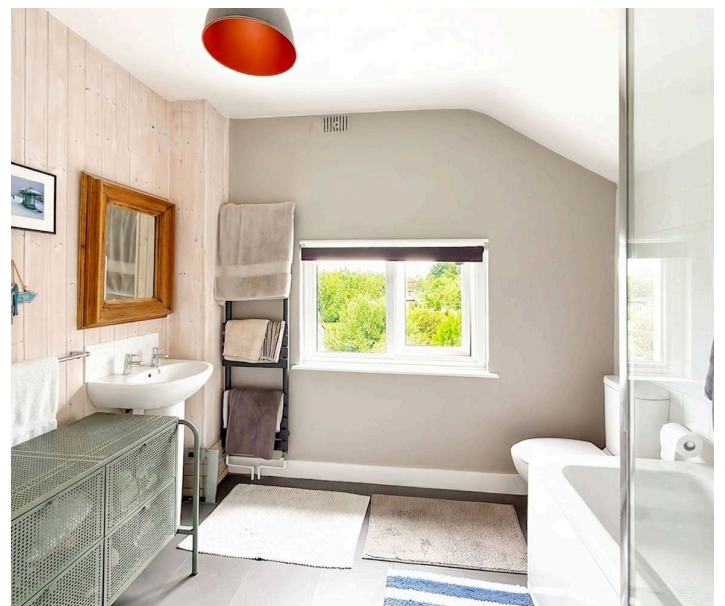
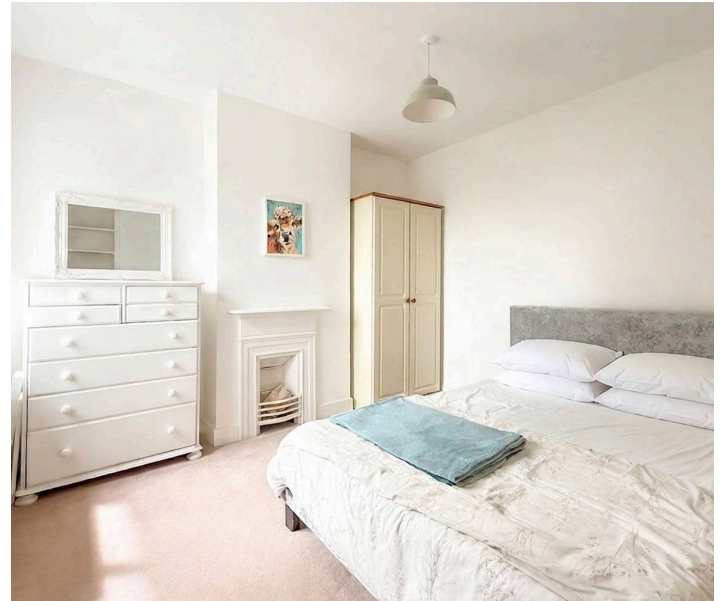
Dining Room
11' 10" x 10' 6" (3.61m x 3.20m)

Living Room
14' 11" x 11' 6" (4.55m x 3.51m)

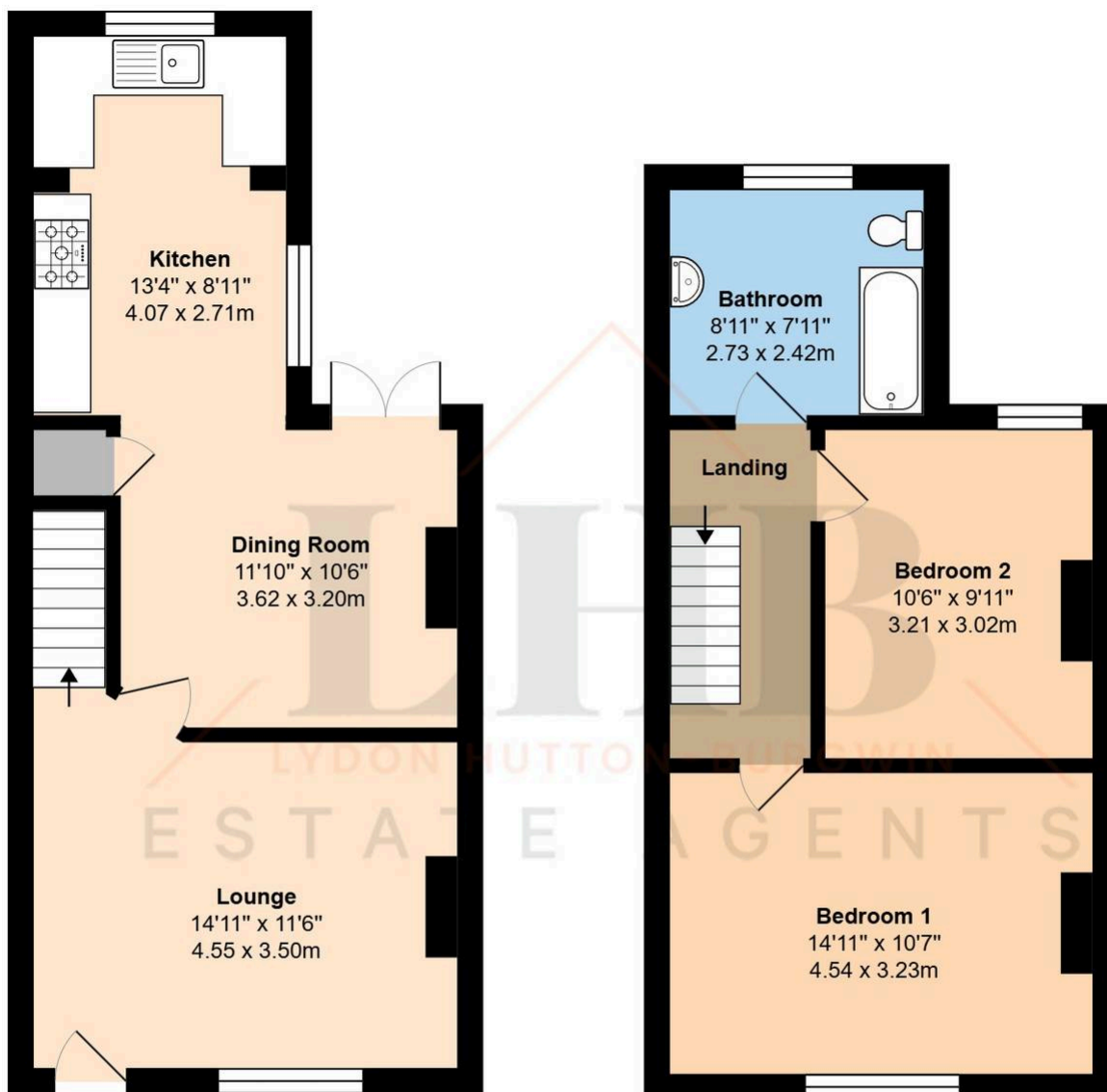
Bedroom 1
14' 11" x 10' 7" (4.55m x 3.23m)

Bedroom 2
10' 6" x 9' 11" (3.20m x 3.02m)

Bathroom







Ground Floor

First Floor

Total Area: 873 ft² ... 81.1 m²

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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