



36 Beech Way, Angmering – BN16 4FQ

£319,950 | Freehold

Offered to the market with no onward chain • Two generous double bedrooms • Sought-after Bramley Green location in the heart of Angmering Village • Spacious living/dining room and kitchen/breakfast room • Ground floor cloakroom and first floor family bathroom • Beautifully maintained rear garden, bursting with colour and ideal for relaxing or entertaining • Allocated parking space directly to the front of the property • An ideal first-time purchase, next step home or buy-to-let investment opportunity



Offered to the market with no onward chain, this attractive two double bedroom end of terrace home enjoys a pleasant position within the sought-after Bramley Green development in the heart of Angmering Village. Ideal for first-time buyers, those looking to take the next step on the property ladder or investors alike, the property provides well-balanced accommodation with plenty of potential to make it your own.

Thoughtfully designed with accessibility in mind, the home also benefits from a spacious entrance hall and landings, wider internal doors, and a ground floor cupboard positioned directly beneath a first floor cupboard, providing the potential to accommodate a lift installation should one ever be required. Conveniently located within easy reach of the village centre, local schools, shops and the mainline railway station, it offers an excellent combination of comfort and convenience.

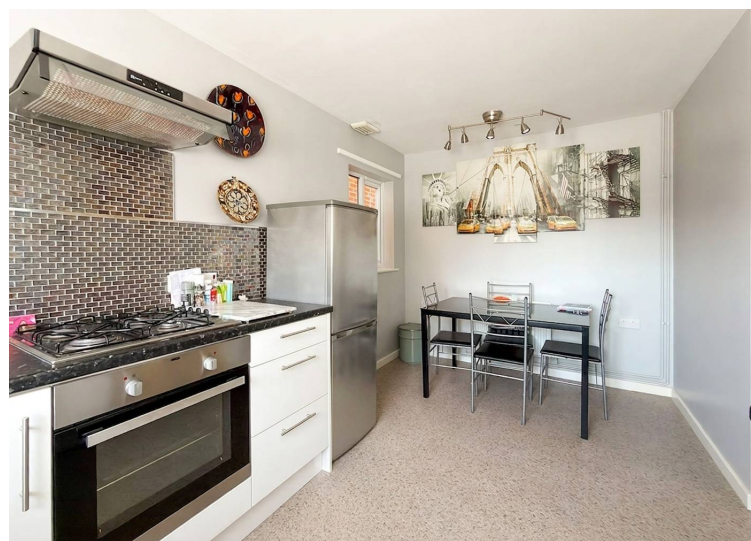
The accommodation comprises a welcoming living/dining room, a spacious kitchen/breakfast room and a useful ground floor cloakroom. Upstairs, there are two generous double bedrooms, both served by the family bathroom. Outside, the beautifully maintained rear garden is currently bursting with colour, creating a peaceful retreat to enjoy throughout the warmer months. Whether you're looking to potter amongst the planting, unwind in tranquil surroundings or entertain family and friends, this delightful outdoor space is a real highlight of the home. Completing the package is the added convenience of an allocated parking space directly to the front of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Kitchen / Diner

14' 5" x 8' 9" (4.39m x 2.67m)

Living Room

15' 6" x 11' 6" (4.72m x 3.51m)

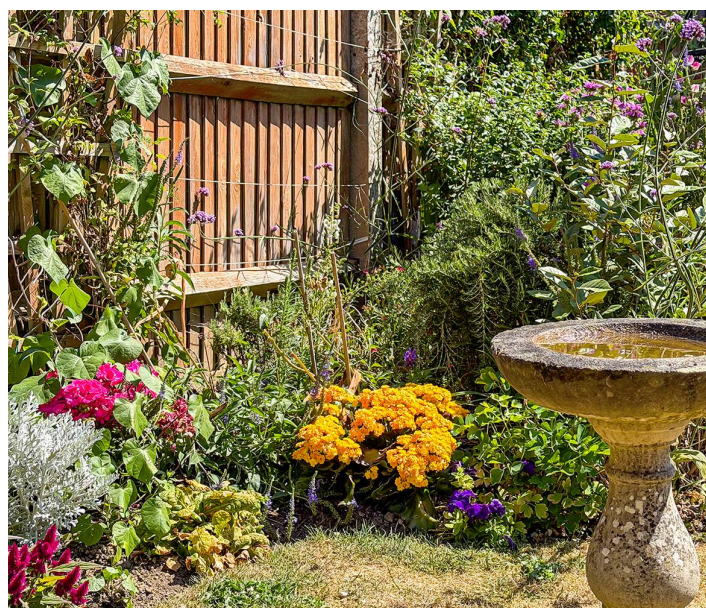
Bedroom 1

12' 0" x 10' 4" (3.66m x 3.15m)

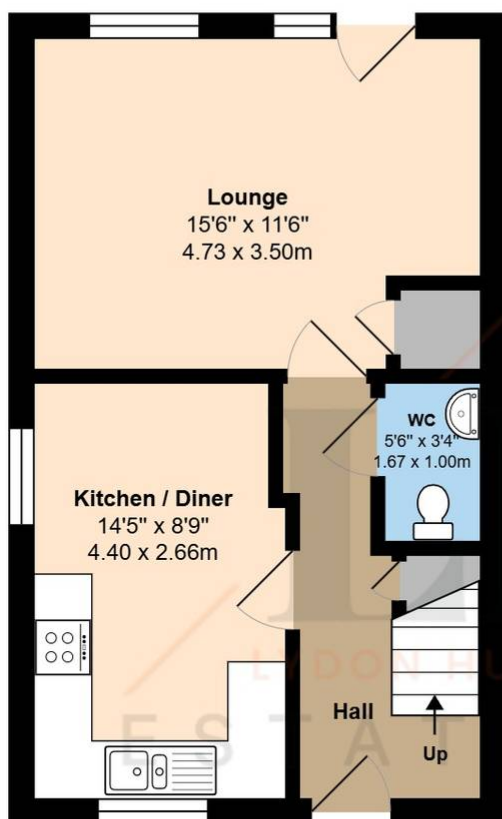
Bedroom 2

15' 7" x 8' 2" (4.75m x 2.49m)

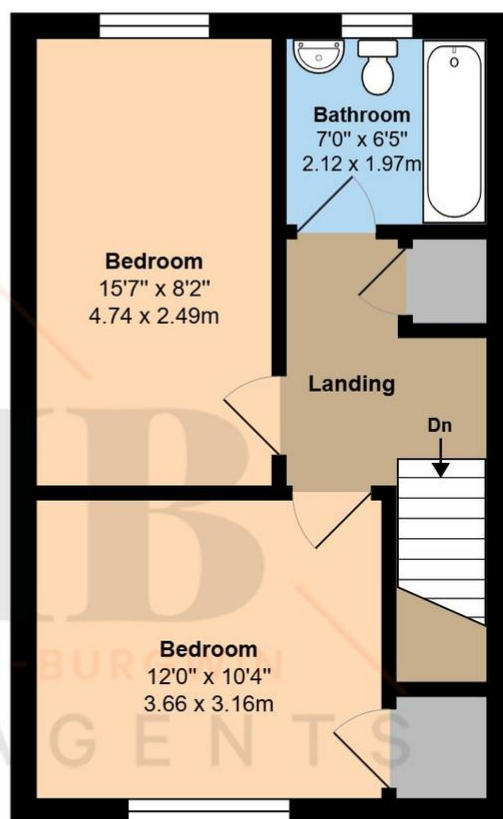
Bathroom







Ground Floor



First Floor

Total Area: 825 ft² ... 76.6 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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