



## 80 Mill Road Avenue, Angmering - BN16 4HX

GUIDE PRICE £450,000 | Freehold

Exciting renovation bungalow opportunity in the sought-after Mill Road Avenue, Angmering •  
Two double bedrooms • Spacious living room and separate kitchen • Shower room plus  
separate cloakroom • Conditionally approved planning permission for loft conversion (Arun  
reference A/143/25/HH) • Potential for additional two bedrooms and bathroom • South-facing  
rear garden, garage, and private driveway • Close to village amenities, mainline station, and  
transport links to London Victoria and Gatwick



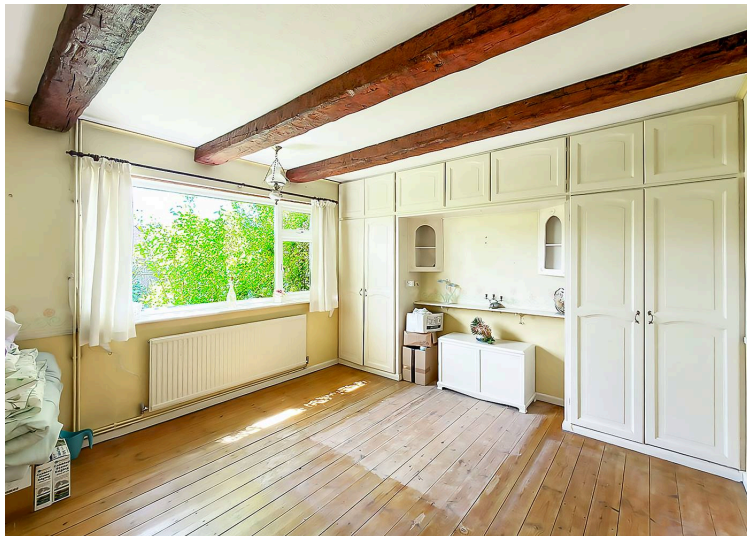
This is an exciting opportunity to purchase a renovation bungalow project in one of Angmering village's most sought-after locations - Mill Road Avenue. The existing property currently comprises two double bedrooms, a spacious living room, separate kitchen, shower room, and separate cloakroom, offering fantastic potential for modernisation and extension.

Planning permission has been conditionally approved for a two-bedroom, one-bathroom loft conversion under Arun District Council planning reference A/143/25/HH, creating the opportunity to significantly enhance both the living space and future value of the home. Externally, the property benefits from a generous south-facing rear garden with a vegetable patch and greenhouse, ideal for enjoying sunlight throughout the day, along with a private driveway and garage providing ample off-road parking and storage.

Situated within easy reach of the village centre, local amenities, and transport links, this is a rare chance for buyers to create a substantial family home in a highly desirable residential 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: D

Tenure: Freehold





**Living Room**

19' 0" x 12' 0" (5.79m x 3.66m)

**Kitchen**

11' 8" x 8' 11" (3.56m x 2.72m)

**Bedroom 1**

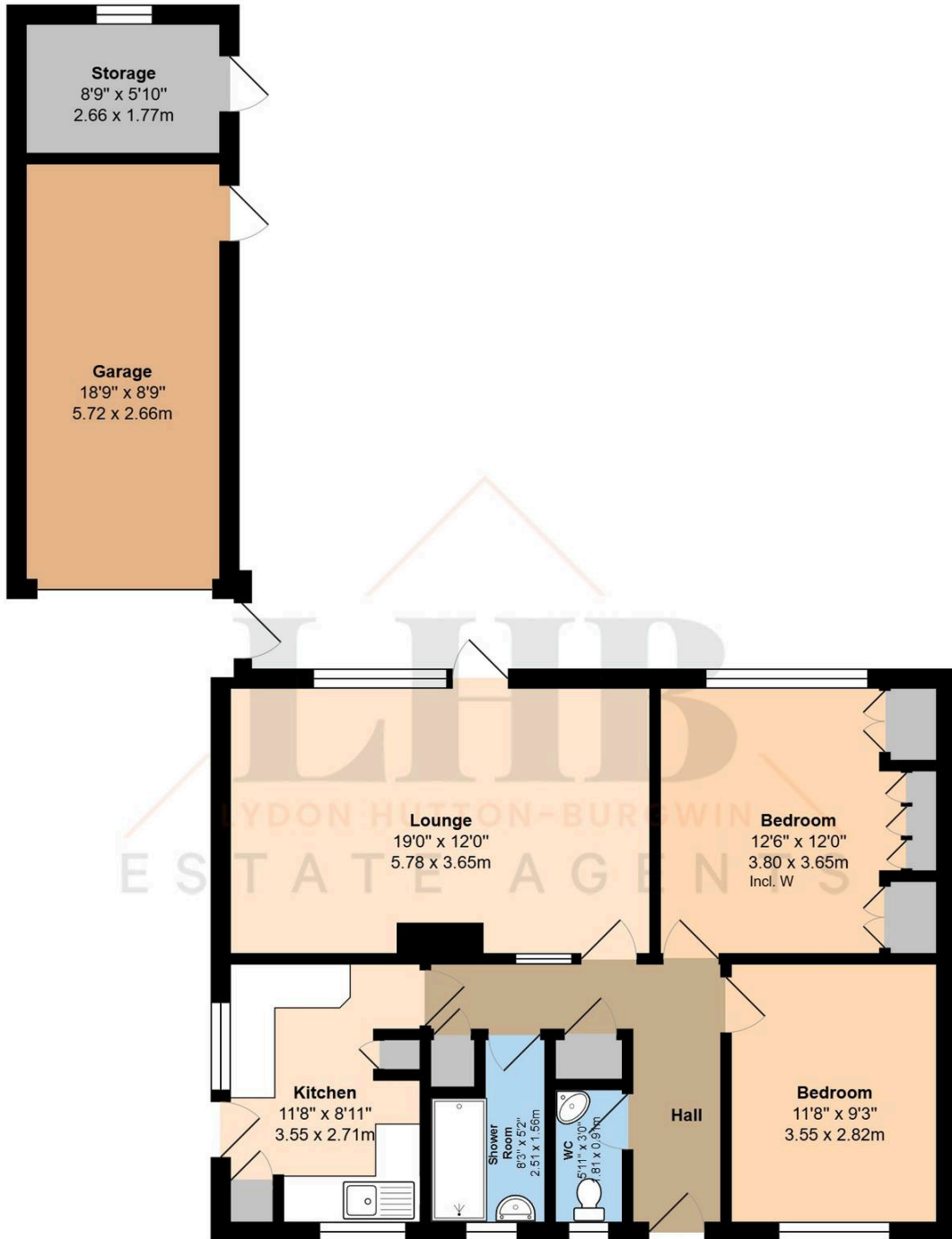
12' 6" x 12' 0" (3.81m x 3.66m)

**Bedroom 2**

11' 8" x 9' 3" (3.56m x 2.82m)







**Total Area: 991 ft<sup>2</sup> ... 92.1 m<sup>2</sup> (Includes Garage & Storage)**

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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