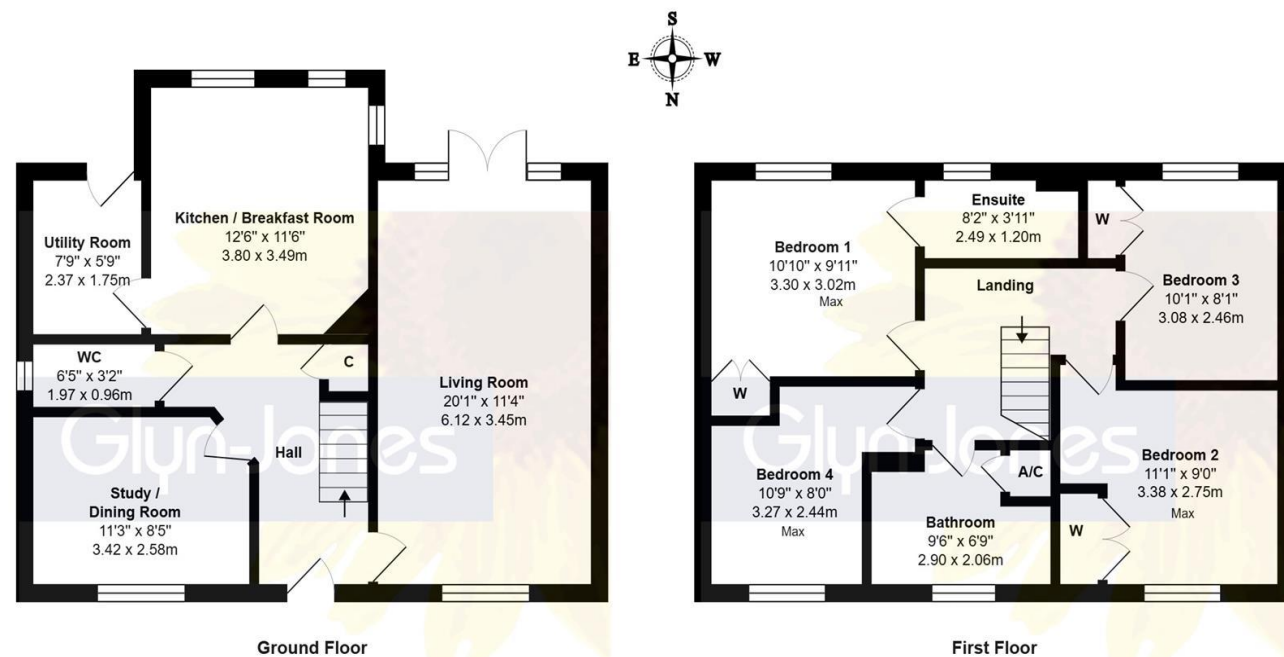


**1 Wayside Road, Bramley Green,  
Angmering, BN16 4DF  
£575,000 (Freehold)**

**Glyn-Jones**



Total Area: 1276 ft² ... 118.5 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. Created by 1st Image 2026



**Energy Efficient Rating: TBC**

**Council Tax Band: F**

It is our pleasure to present this modern style detached house to the market, boasting the notable feature of a delightful SOUTHERLY FACING REAR GARDEN that gives direct access into a DOUBLE GARAGE.

Briefly described, the spacious internal accommodation comprises; four bedrooms, the larger of which benefits from an en suite shower room; full length and dual aspect living room; kitchen/dining room with central 'island' unit; study/dining room; utility room; family bathroom; and a ground floor cloakroom.

The aforementioned rear garden is extremely well-enclosed and encompasses a wide variety of colourful plants and bushes, as well as a timber cabin with power and light. There is also secure gated access to one side.

Additional attributes include; off-road parking on the approach to the garage; a spacious entrance hall and gallery style landing; gas central heating via a recently updated combination boiler (2024); uPVC double glazing; contemporary floor coverings; and an array of built-in storage throughout.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★



Rustington Office  
01903 770095  
rustington@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

**4.9/5** ★★★★★

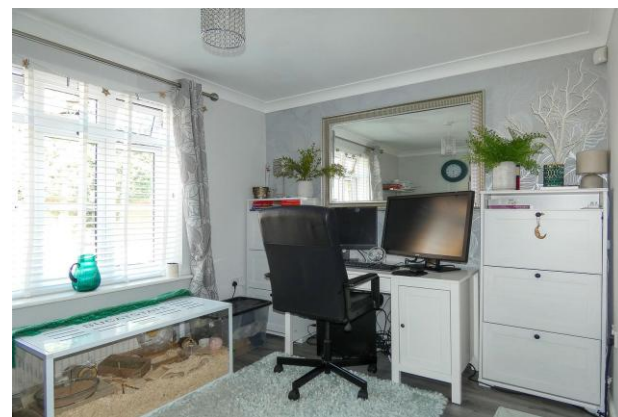



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www.glyn-jones.com

# 1 Wayside Road, Bramley Green, Angmering, BN16 4DF £575,000 (Freehold)

The property is situated within the popular Bramley Green development, affording convenient access to the Angmering School, and the picturesque village centre (approx. 1-mile), with its range of shops and useful local amenities including Angmering Medical Centre.

The location is made all the more popular by its proximity to the A259, which enables a link to the larger neighbouring towns of Worthing and Bognor Regis, and Angmering's mainline railway station, which can be found within an approximate 1.5-mile distance.



 ...boasting the notable feature of a delightful **SOUTHERLY FACING REAR GARDEN** that gives direct access into a **DOUBLE GARAGE**....

