



6 Water Lane, Angmering - BN16 4EJ

£360,000 Freehold

Beautiful character cottage in the heart of Angmering Village, just moments from the historic village square • Bursting with charm and period features, including a stunning log-burning stove and feature fireplace • Spacious sitting room with a warm and welcoming atmosphere • Well-presented cottage-style kitchen with ample storage, worktop space and breakfast bar • Large conservatory extension providing versatile living, dining or family accommodation • Three bedrooms comprising two doubles and a further single bedroom • Recently landscaped rear garden, designed to be both attractive and low maintenance • Driveway parking for two vehicles and within walking distance of shops, cafés, restaurants and village amenities



This beautiful cottage is absolutely bursting with individual charm and character, ideally positioned in the heart of Angmering Village just a short stroll from the historic village square. A warm and welcoming sitting room greets you upon entry, featuring a stunning fireplace with a log-burning stove, creating the perfect focal point for cosy winter evenings. The well-presented cottage-style kitchen offers ample cupboard and worktop space, along with a practical breakfast bar, while a large conservatory to the rear provides versatile additional living, dining or family space.

Upstairs, the property offers two double bedrooms and a further single bedroom, all served by a family bathroom with an overhead shower. Outside, the recently landscaped rear garden has been thoughtfully designed to provide an attractive yet low-maintenance outdoor space. A private driveway provides off-road parking for two vehicles, and a wonderful selection of independent shops, cafés, restaurants and everyday amenities are all within easy walking distance, allowing residents to fully embrace the sought-after village lifestyle.

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







Living Room

16' 1" x 13' 0" (4.90m x 3.96m)

Kitchen/Breakfast Room

16' 1" x 9' 6" (4.90m x 2.90m)

Conservatory

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom 1

13' 0" x 7' 11" (3.96m x 2.41m)

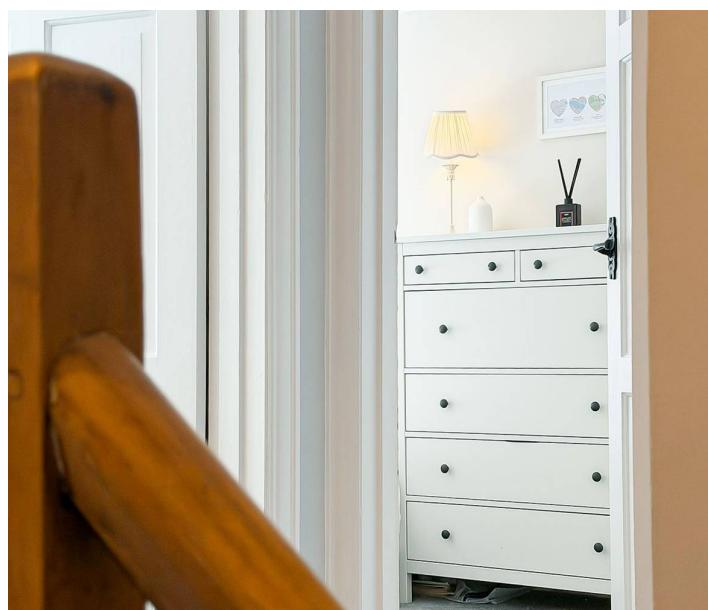
Bedroom 2

9' 3" x 8' 2" (2.82m x 2.49m)

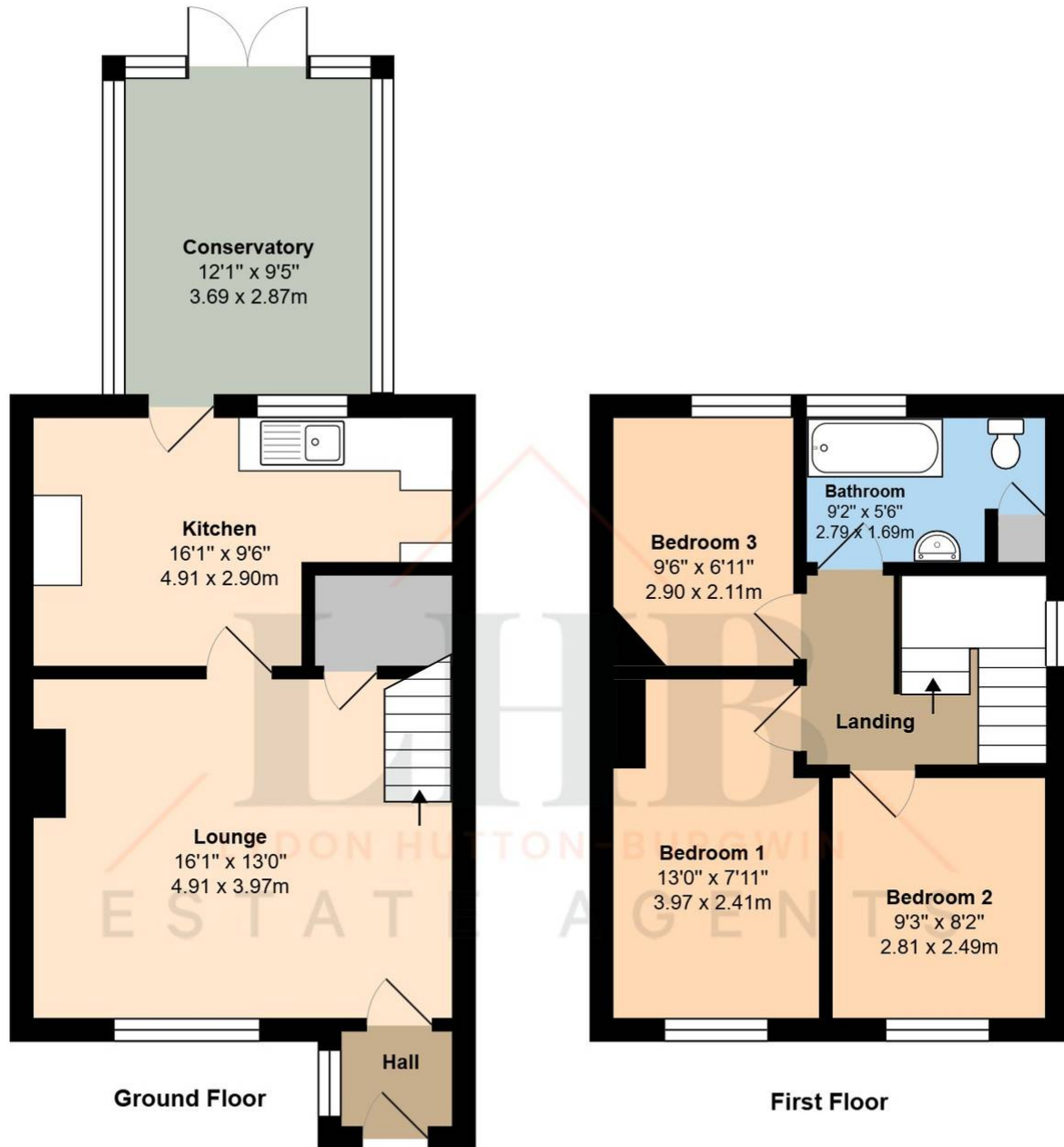
Bedroom 3

9' 6" x 6' 11" (2.90m x 2.11m)

Bathroom







Total Area: 849 ft² ... 78.9 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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