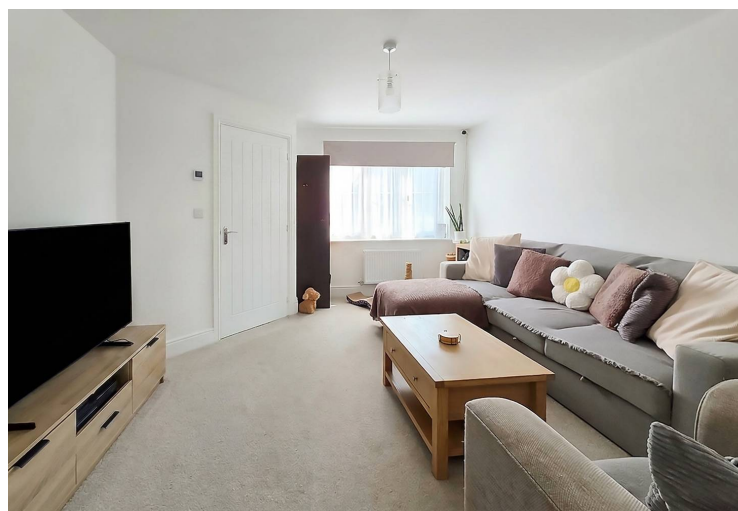




26 Crane Gardens, Angmering – BN16 4QN

£359,999 Freehold

Built in 2024 and presented in immaculate condition throughout, retaining a genuine "brand new feel"

- Two double bedroom semi-detached home with attractive open outlook to the front
- Spacious main living room and a contemporary kitchen/dining room with twin doors to the garden
- Landscaped rear garden, predominantly laid to lawn, ideal for entertaining and family enjoyment
- Principal bedroom with fitted wardrobes and a stylish private en-suite shower room
- Modern family bathroom plus convenient ground floor cloakroom/WC
- Allocated parking spaces to the rear with the added benefit of an EV charging point
- Offered chain free and ideally located for Angmering Village, local amenities and scenic countryside walks



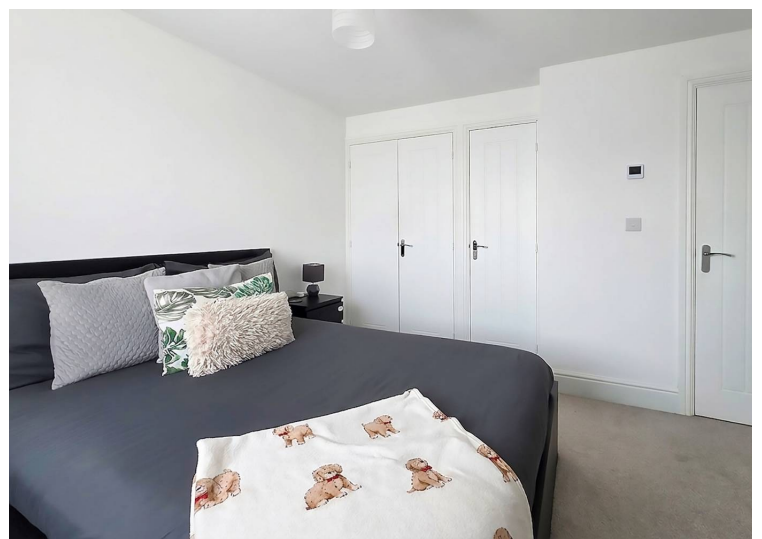
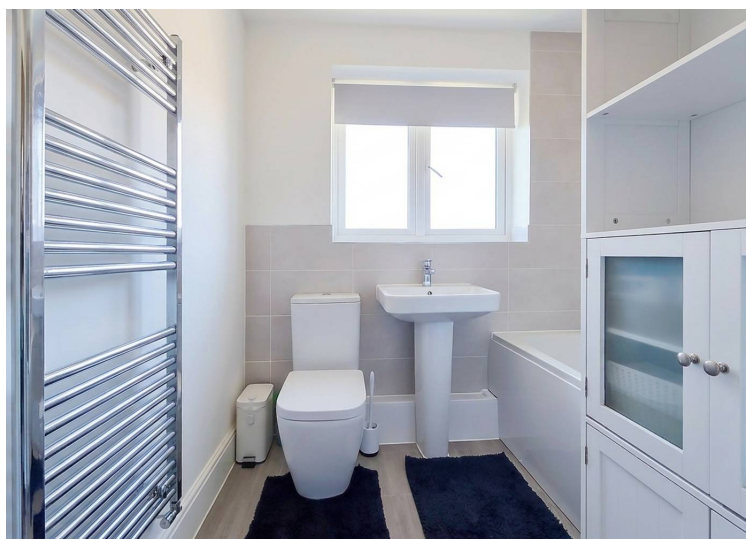
Built in 2024 and immaculately presented throughout, this attractive two double bedroom semi-detached home fully retains its desirable "brand new feel" and is offered to the market chain free. Enjoying an attractive open outlook to the front, the property provides stylish and well-planned accommodation, comprising a welcoming main living room, a ground floor cloakroom, and a contemporary kitchen/dining room positioned to the rear. Designed with modern living in mind, the kitchen/dining space benefits from twin doors opening directly onto the landscaped rear garden, which is predominantly laid to lawn and offers an ideal setting for both entertaining and everyday family life.

Upstairs, the impressive principal bedroom features fitted wardrobes and a private en-suite shower room, while the second double bedroom is served by a modern family bathroom. Further benefits include two allocated parking spaces to the rear with the added convenience of an EV charging point. Ideally located for access to Angmering Village, local amenities, and a variety of scenic walks, this superb home will appeal equally to first-time buyers, those seeking their next move, and investors looking for a turnkey property in a sought-after location.

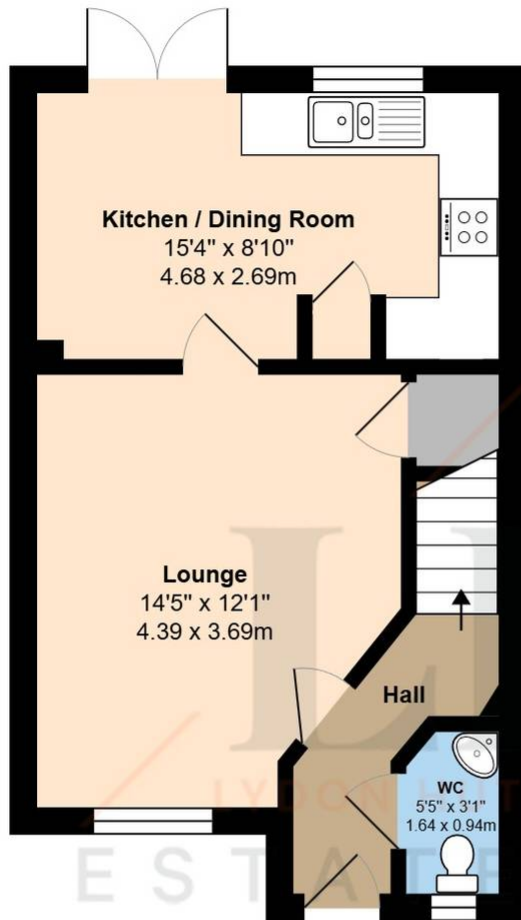
Walking distance to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, 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

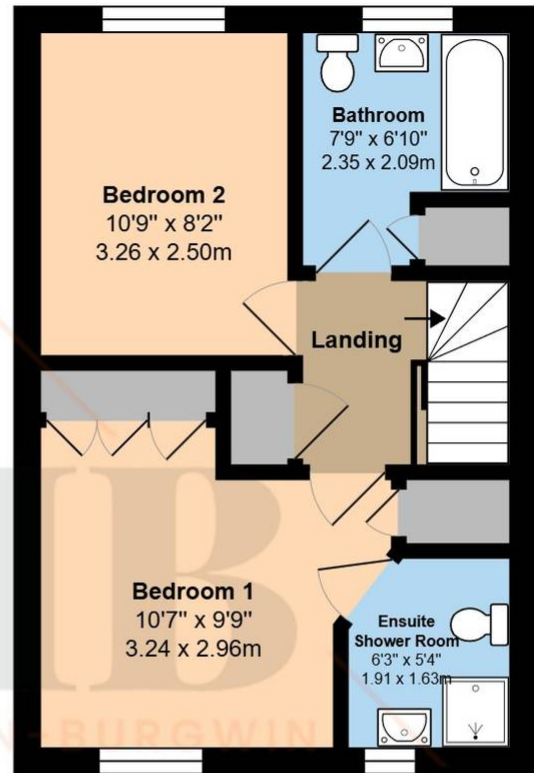
EPC Energy Efficiency Rating: B







Ground Floor



First Floor

Total Area: 753 ft² ... 70.0 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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.