



5 Lloyd Goring Close, Angmering - BN16 4LG

£299,995 Freehold

Offered to the market chain free for a straightforward purchase • Well-presented two-bedroom terraced home arranged over two floors • Spacious lounge providing a comfortable living area • Separate dining room ideal for family meals or entertaining guests • Fitted kitchen with ample cupboard and worktop space • Two good-sized bedrooms and a family bathroom, plus additional cloakroom • Located in the heart of Angmering Village within walking distance of local shops and schools • An ideal first-time buy or next step home in a popular residential setting



Situated in the heart of Angmering Village, this well-presented two-bedroom home offers a fantastic opportunity for first-time buyers or those looking to take their next step on the property ladder. Ideally located within walking distance of local shops, schools and village amenities, the property combines everyday convenience with a welcoming community setting.

Offered to the market chain free, it provides a smooth and straightforward purchase opportunity. The accommodation is arranged over two floors and offers a spacious lounge, separate dining room and a fitted kitchen to the ground floor, creating flexible living space ideal for both relaxing and entertaining. Upstairs, there are two generous bedrooms along with a family bathroom and additional cloakroom. Outside, the property benefits from its attractive setting within this popular residential close, making it a superb choice for buyers seeking comfort, convenience and village living.

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

EPC Environmental Impact Rating: D





Living Room

13' 1" x 12' 0" (3.99m x 3.66m)

Kitchen/Breakfast Room

12' 7" x 12' 2" (3.84m x 3.71m)

Dining Room / Snug

8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom 1

13' 1" x 12' 0" (3.99m x 3.66m)

Bedroom 2

13' 1" x 9' 0" (3.99m x 2.74m)

Bathroom





Total Area: 846 ft² ... 78.6 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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