



50 Palmer Road, Angmering BN16 4LN  
**£320,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached Bungalow
- 3 Bedrooms
- Conservatory
- Private Drive
- Backs onto a Recreation Ground
- Gas Central Heating
- Good Size Rear Garden
- Council Tax Band 'C'
- EPC Rating 'D'

Situated in the ever-popular village of Angmering, West Sussex, this well-presented semi-detached bungalow offers a rare opportunity to enjoy spacious, single-storey living. Perfectly positioned just to the north of the village centre, the property is within easy reach of a range of local amenities and schools catering to all age groups-ideal for families and retirement alike.

Upon arrival, a private driveway provides ample off-road parking for several vehicles, ensuring easy access for residents and visitors alike. Stepping inside, the property reveals three comfortable bedrooms and a family bathroom, offering versatile accommodation for a variety of needs. There is double glazing and gas central heating.

The property features a generously sized conservatory, providing an inviting space for relaxing or entertaining while overlooking the impressive rear garden. The garden itself is a real highlight, backing onto a large recreation ground-perfect for morning walks, outdoor play, or just enjoy the open outlook.

Benefiting from being offered to the market with no onward chain, this property is ready and waiting for its next chapter. Whether you're upsizing, downsizing, or searching for your first home, this bungalow presents a fantastic opportunity in a sought-after West Sussex village location.

Arrange a viewing today to truly appreciate all this wonderful home has to offer.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



**Floor Plan**  
Approx. 84.9 sq. metres (913.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

## ENTRANCE HALL

## LOUNGE

16' x 11' 7" (4.88m x 3.53m)

## KITCHEN

11' 8" x 9' (3.56m x 2.74m)

## CONSERVATORY

20' 10" x 6' 2" (6.35m x 1.88m)

## BEDROOM 1

12' 4" x 11' 7" (3.76m x 3.53m)

## BEDROOM 2

11' 10" x 11' (3.61m x 3.35m)

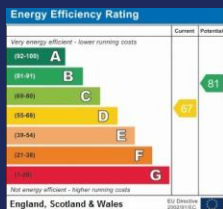
## BEDROOM 3

8' 9" x 8' 3" (2.67m x 2.51m)

## BATHROOM/WC

## PRIVATE DRIVE

## GOOD SIZE REAR GARDEN



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