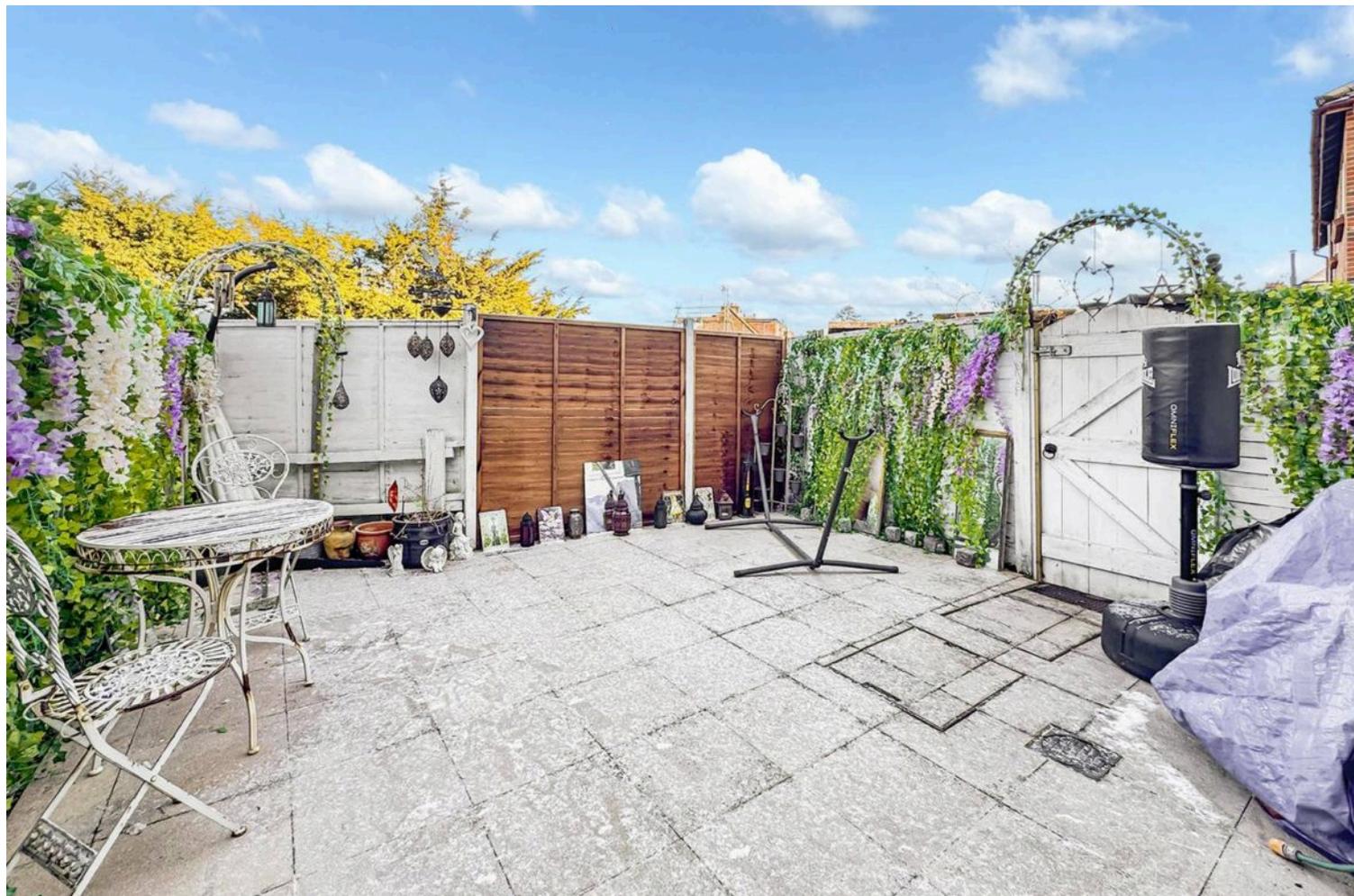




## 2 Woodford Villas High Street, Angmering – BN16 4AE

£325,000 £325,000 Guide Price | Freehold

Charming Edwardian two bedroom cottage set within Angmering's conservation area • Character features throughout including flint walled frontage, cosy sitting room and cottage style kitchen • Separate dining room plus small entrance porch and ground floor cloakroom • Bright conservatory providing additional living space and natural light • Two well proportioned double bedrooms, each with its own bathroom facilities, one with separate shower • Loft room currently used as a hobbies space or home office (building regs required for bedroom use) • Low maintenance rear garden with useful second conservatory offering utility space



Situated in the centre of Angmering's conservation area, this charming Edwardian two-bedroom cottage offers a wonderful mix of character features and comfortable modern living. A flint-walled frontage sets the tone, leading into a warm and inviting home with a cosy sitting room, a separate dining room and a traditional cottage style kitchen.

The ground floor also includes useful additions such as a cloakroom, a small entrance porch and a bright conservatory that brings in plenty of natural light. On the first floor you will find two well proportioned double bedrooms, each with its own bathroom facilities, one including a separate shower, along with access to a loft room that is currently used as a hobbies space or home office and would require building regulations if used as a bedroom.

At the rear, an additional conservatory provides practical utility space and opens onto an attractive and low maintenance garden that is ideal for relaxing outdoors. With shops, eateries, schools and other village amenities just a short stroll away, this characterful cottage is perfectly positioned and well worth an early viewing.

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**

11' 1" x 11' 0" (3.38m x 3.35m)

**Dining Room**

11' 2" x 10' 6" (3.40m x 3.20m)

**Kitchen**

9' 6" x 6' 6" (2.90m x 1.98m)

**Garden Room**

**Bedroom 1**

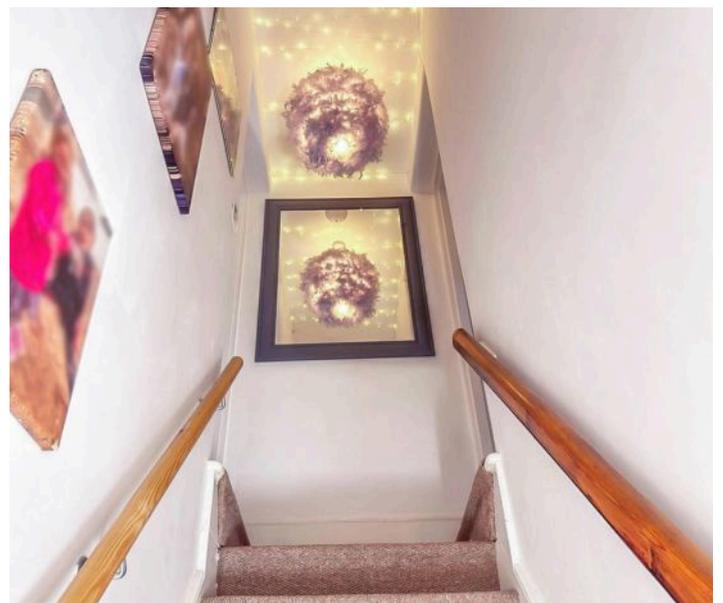
11' 1" x 10' 6" (3.38m x 3.20m)

**Bedroom 2**

11' 1" x 8' 7" (3.38m x 2.62m)

**Bathroom**

**Loft Room / Hobbies Room**







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