



## Lane End Cottage High Street, Angmering - BN16 4AH

£275,000 Freehold

Grade II Listed thatched cottage set within Angmering's conservation area • Brimming with period features including exposed beams, cottage-style windows & feature fireplace • Two generous double bedrooms. Refitted shower room offering modern comfort • Spacious kitchen/diner ideal for everyday living and entertaining • Separate, inviting sitting room full of warmth and character • Private rear garden with workshop, shed & summerhouse • Potential to be offered chain-free in a highly sought-after village location



Tucked away within Angmering's sought-after conservation area, this enchanting Grade II Listed thatched cottage is brimming with character and timeless appeal. Rich in period features including exposed beams, cottage-style windows and a beautiful feature fireplace, the home exudes warmth and charm throughout.

The ground floor offers surprising space, with a welcoming sitting room and an impressively spacious kitchen/diner ideal for relaxed daily living and entertaining. A refitted shower room provides modern comfort that complements the traditional feel. Upstairs, there are two generous double bedrooms, each offering a peaceful and cosy retreat. Outside, a private rear garden provides a wonderful space to relax, complete with workshop, shed and summerhouse for storage or hobbies. With the potential to be offered chain-free, this quintessential cottage seamlessly blends historic charm with everyday practicality, all just a short stroll from village amenities, countryside walks, and the heart of Angmering's highly sought-after village community.

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: C

EPC Environmental Impact Rating:





**Living Room**

15' 5" x 10' 5" (4.70m x 3.18m)

**Kitchen/Diner**

14' 3" x 12' 8" (4.34m x 3.86m)

**Bedroom 1**

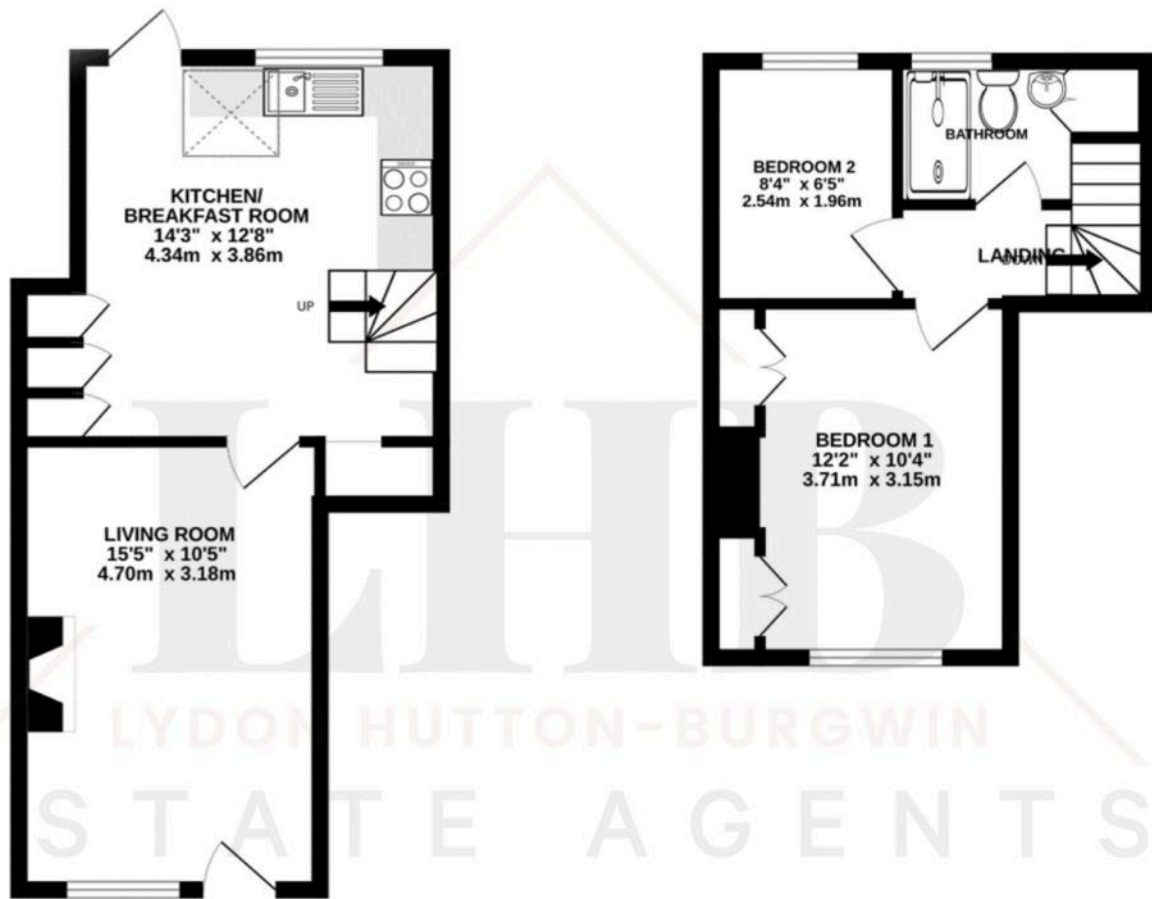
12' 2" x 10' 4" (3.71m x 3.15m)

**Bedroom 2**

8' 4" x 6' 5" (2.54m x 1.96m)

**Shower Room**





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