





42 Nursery Road, Angmering - BN16 4FH

Asking Price £425,000 | Freehold

Impressive four-bedroom family home on the highly regarded Bramley Green development • Two spacious reception rooms offering versatile living and entertaining space • Large kitchen/breakfast room with adjoining utility room – ideal for busy family life • Principal bedroom with en-suite, complemented by three further excellent bedrooms • Private, low-maintenance garden plus a double garage to the rear • Ground floor cloakroom and excellent, well-planned accommodation throughout • Walking distance to Angmering village centre, schools and transport links, with independent shops, cafés and eateries close by • Excellent access to Worthing, Arundel, Bognor and Chichester, with Angmering mainline station providing direct services towards Gatwick and London Victoria



Perfectly suited to modern family life, this impressive four-bedroom home occupies a popular position on the sought-after Bramley Green development in Angmering. Offering generous and versatile accommodation throughout, the property features two welcoming reception rooms, a spacious kitchen/breakfast room with adjoining utility room, and a convenient ground floor cloakroom. Upstairs, there are four excellent bedrooms, including a superb principal bedroom with its own en-suite, providing the ideal balance of space, comfort and practicality for a growing family.

Outside, the property continues to impress with a private, low-maintenance garden, perfect for relaxing or entertaining with minimal upkeep. A double garage to the rear provides excellent parking and storage, while the location is equally appealing, with Angmering village centre, local schools and a range of transport links all within easy walking distance. With its generous accommodation, excellent amenities and family-friendly setting, this is a wonderful opportunity to secure a home in one of Angmering's popular residential developments.

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: E | Tenure: Freehold | EPC Energy Efficiency Rating: C



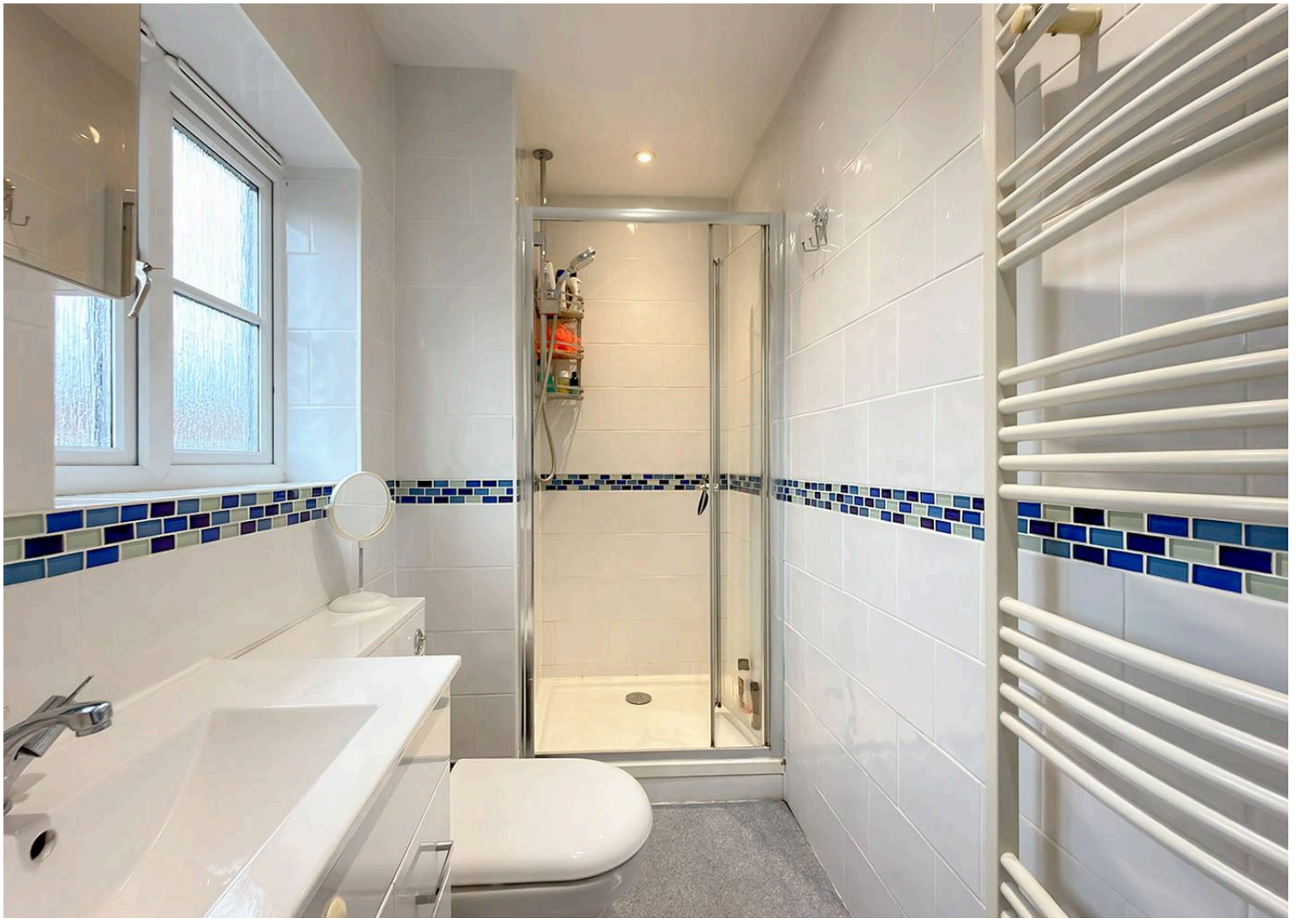


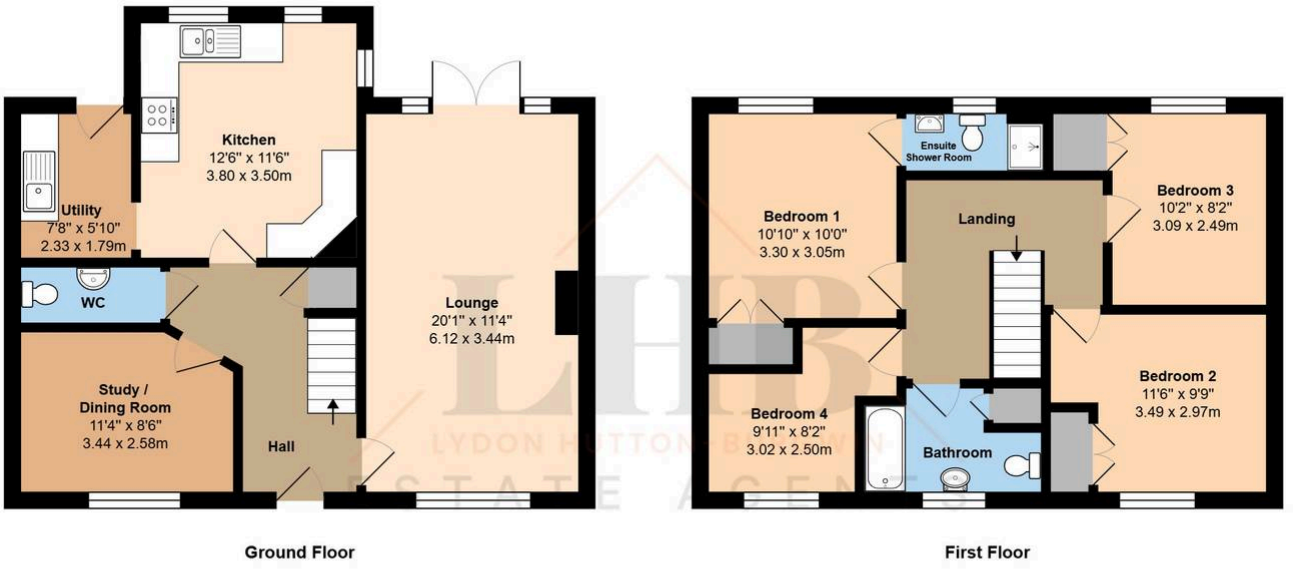












Total Area: 1232 ft² ... 114.5 m²

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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