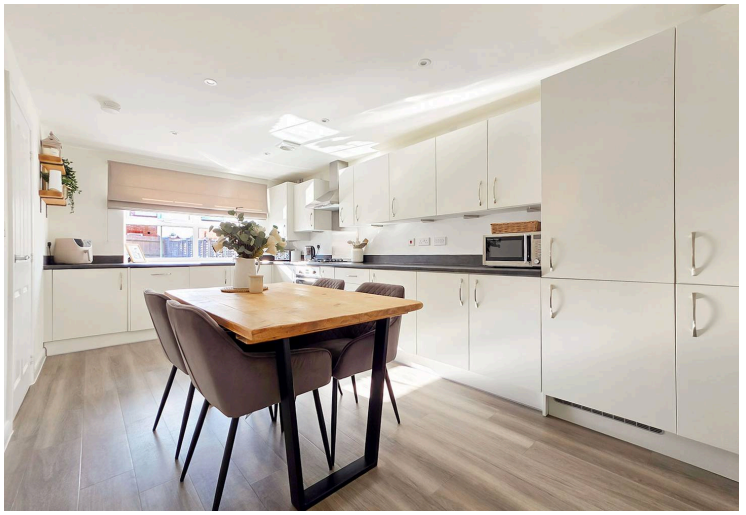






8 Pannett Lane, Angmering - BN16 4RA

£165,000 Freehold

£165,000 for a 40% share through Saxon Weald shared ownership • Immaculately presented three-bedroom semi-detached home on Ecclesden Park • Spacious kitchen/dining room, separate lounge and ground-floor cloakroom • Private rear garden with a large patio, lawn and side access • Driveway parking for two cars with an electric vehicle charging point • Monthly payment to Saxon Weald is approx. £655



£165,000 for a 40% share — Shared Ownership Immaculately presented throughout, this three-bedroom semi-detached home sits within the popular Ecclesden Park development in Angmering. With well-proportioned accommodation, a private rear garden and driveway parking for two cars, it offers an excellent opportunity for qualifying buyers to purchase a modern home through shared ownership. The ground floor provides a practical layout, with a welcoming lounge positioned at the front and a spacious kitchen/dining room to the rear. With ample room for a dining table, creating a sociable space for everyday meals and entertaining. A separate rear lobby provides a useful boot room area, with potential for utility use, while a ground-floor cloakroom and a large understairs cupboard add the convenience and storage that make a real difference to day-to-day living. Upstairs, the accommodation continues to impress, with two generous double bedrooms and a good-sized single bedroom, offering flexibility for a growing family, guests or working from home. The family bathroom is fitted with a bath and an overhead shower. Outside, the rear garden combines a large patio with a lawned area, providing space for outdoor dining, relaxing and play. Side access connects to the driveway alongside the house, where there is parking for two cars and an electric vehicle charging point.

Shared Ownership Information The asking price of £165,000 is for a 40% share of the property, equating to a full property value of £412,500. Saxon Weald retains the remaining 60%, on which rent is payable. The current combined monthly payment to Saxon Weald is approx. £655, which we are advised includes rent, buildings insurance and the Ecclesden Park estate charges. This is payable in addition to any mortgage payments and normal household bills. Rent and charges are subject to review under the lease. The property is offered on a leasehold shared ownership basis. Purchasers must meet the applicable eligibility and affordability criteria and receive Saxon Weald's approval. Buyer Qualification All interested buyers must have their shared ownership eligibility and affordability confirmed before a viewing can be arranged. Please contact LHB, who will explain the requirements and help arrange the necessary checks.













Kitchen / Diner
18' 1" x 10' 2" (5.50m x 3.10m)

Lounge
14' 9" x 12' 2" (4.50m x 3.70m)

Bedroom 1
15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom 2
16' 1" x 7' 10" (4.90m x 2.40m)

Bedroom 3
12' 10" x 7' 7" (3.90m x 2.30m)

Bathroom
7' 10" x 6' 3" (2.40m x 1.90m)

Lobby
8' 2" x 5' 3" (2.50m x 1.60m)

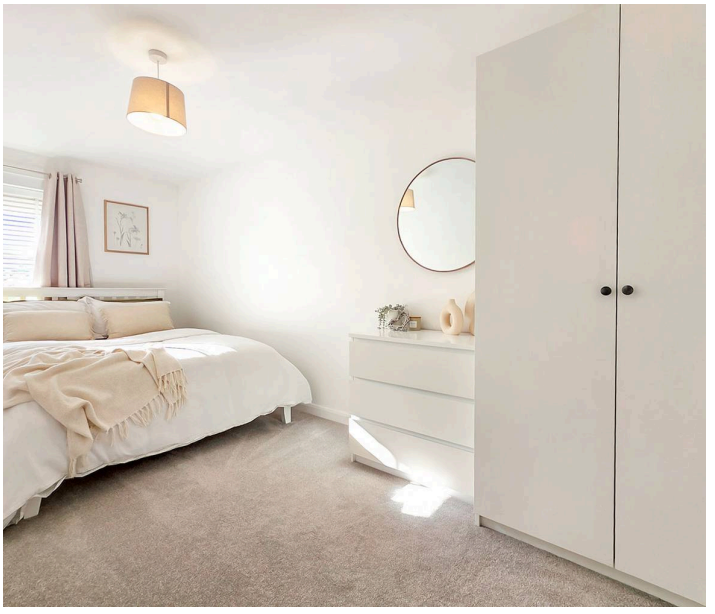
WC
6' 3" x 4' 11" (1.90m x 1.50m)

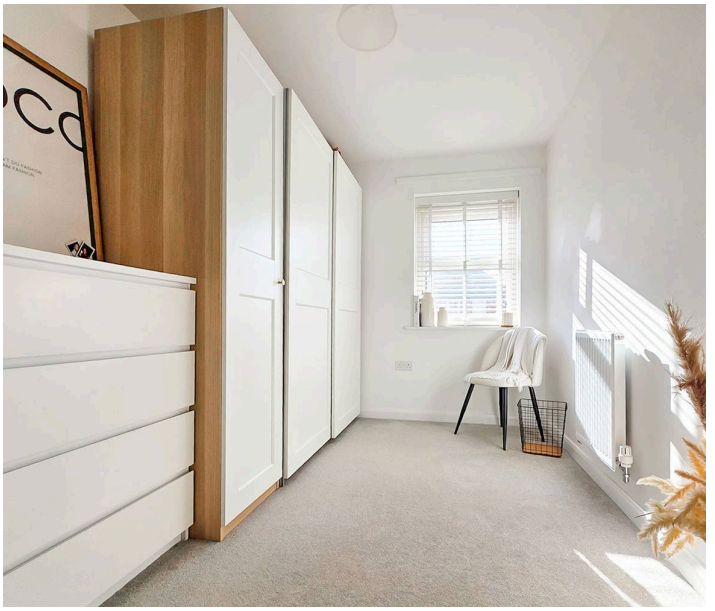
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

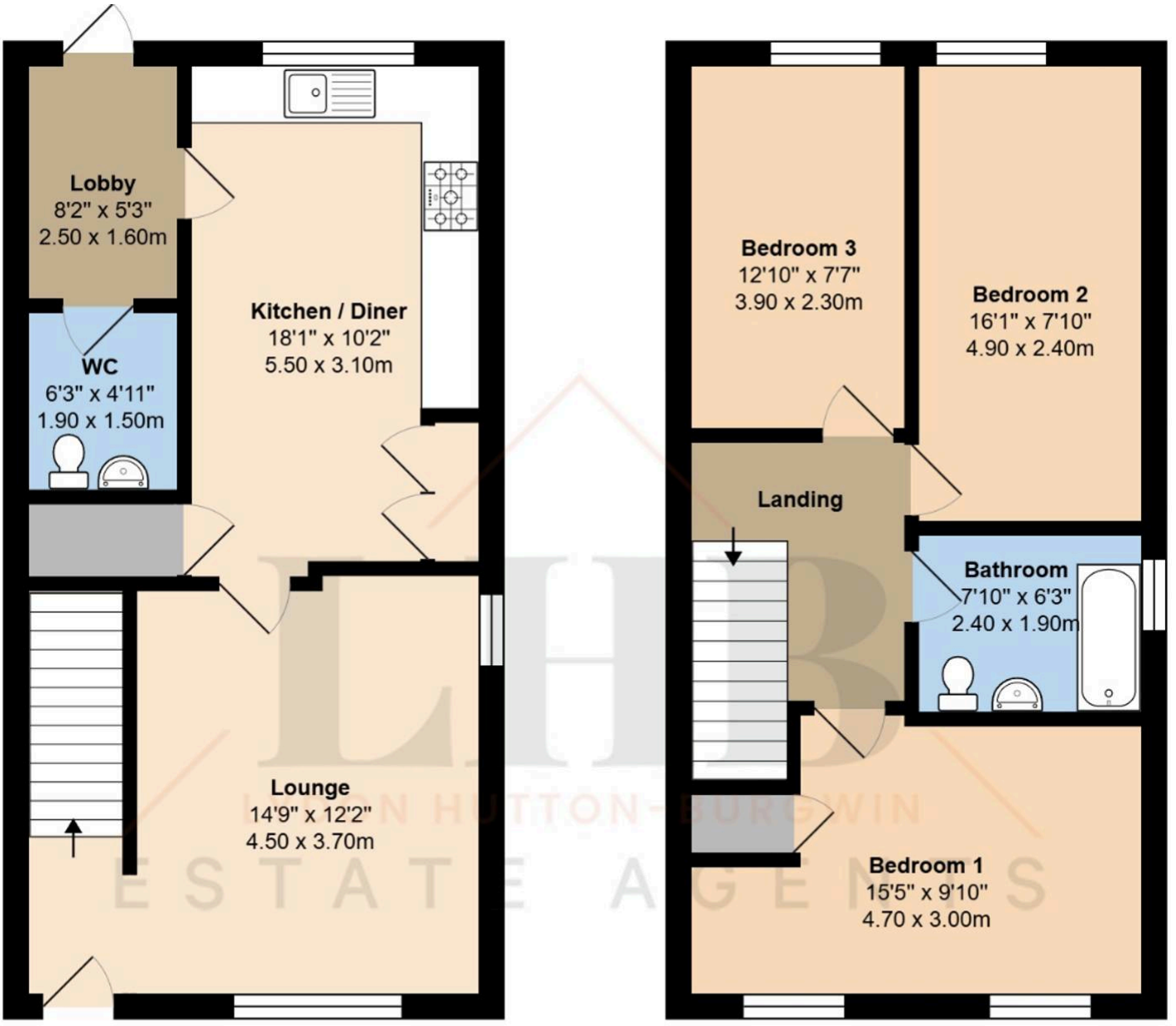
EPC Environmental Impact Rating: B











Ground Floor **First Floor**

Total Area: 1000 ft² ... 92.9 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.
Created by 1st Image 2026

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.