





95 Lloyd Goring Close, Angmering - BN16 4LQ

£350,000 OIEO | Freehold

Spacious Mid-Terrace Home – Well-presented accommodation arranged over two floors, offering versatile living space. • Three Good-Sized Bedrooms – Ideal for families, couples or those needing additional home-working space. • Two Reception Rooms – Generous lounge and separate family room, perfect for relaxing and entertaining. • Dining Room & Conservatory – Additional living space overlooking the rear garden. • Modern Fitted Kitchen – Complemented by a useful separate utility room and ground floor shower room. • South-Facing Rear Garden – A good-sized garden providing an ideal space for outdoor dining and enjoying the sunshine. • Driveway Parking – Off-road parking for two vehicles. • Convenient Village Location – short stroll from Angmering's historic village square, independent shops and eateries, with Rustington's wider retail facilities, leisure amenities and mainline station



A well-presented and deceptively spacious mid-terrace home, offering versatile accommodation arranged over two floors. The ground floor features a welcoming entrance hall, a generous lounge and separate family room, providing excellent space for both relaxing and entertaining. To the rear, the dining room enjoys a pleasant outlook towards the garden, with a conservatory adding further space. There is also a modern fitted kitchen, useful utility room and separate shower room, making this a particularly practical and well-proportioned home. Upstairs, the property offers three good-sized bedrooms, a family bathroom and landing. Outside, the property benefits from a driveway providing off-road parking for two cars, while to the rear is a decent-sized south-facing garden, ideal for enjoying the sunshine, outdoor dining and entertaining. A fantastic opportunity for buyers seeking a spacious home with flexible living accommodation and excellent outdoor space.

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











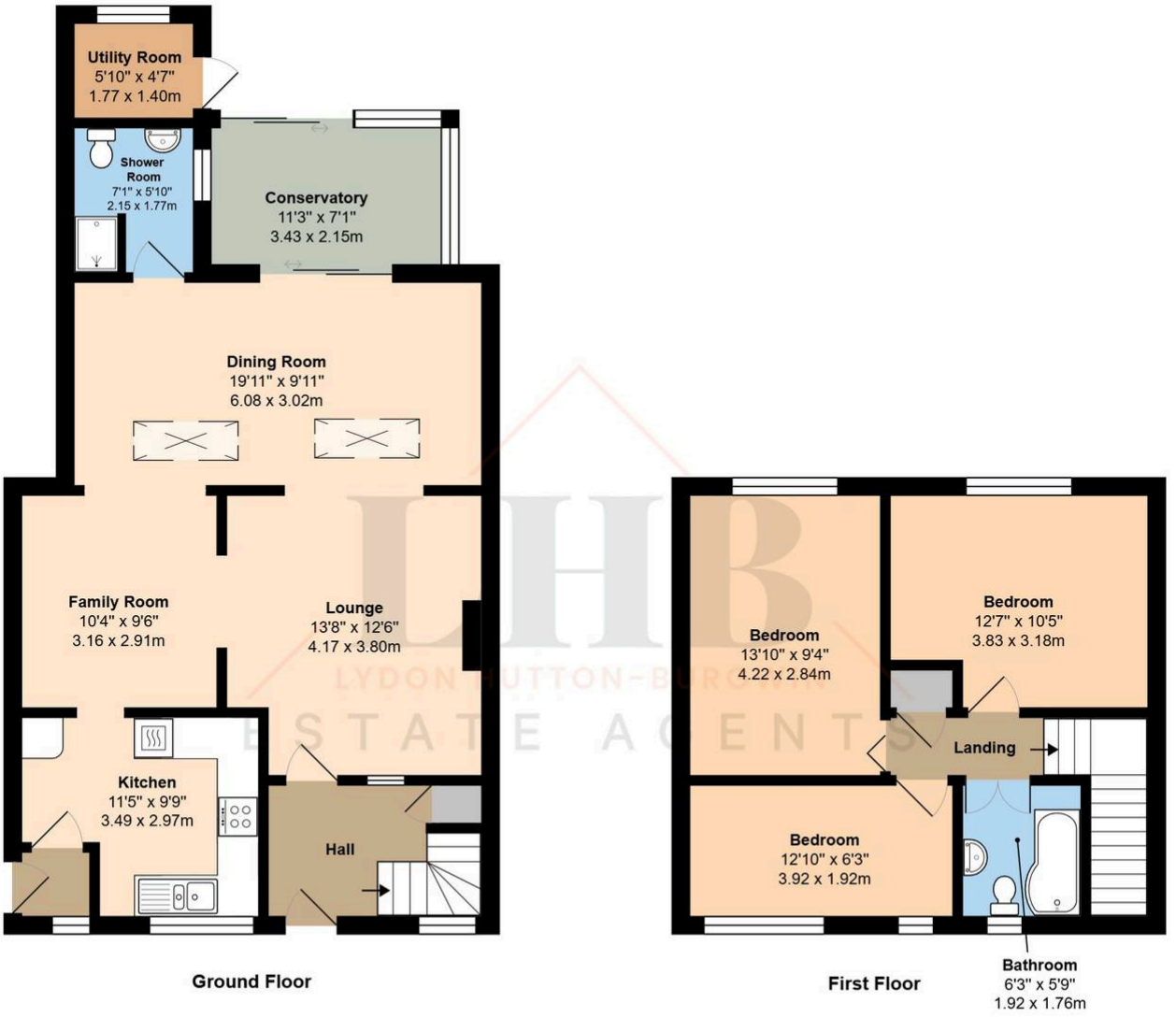












Total Area: 1301 ft² ... 120.8 m²

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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