



## 5 Pillman Place, Angmering – BN16 4PJ

£515,000 Freehold

Four bedroom detached modern family home • Situated on the highly sought-after Swanbourne Park development in Angmering Village • Tucked away in a quiet and discreet cul-de-sac location • Impressive open-plan kitchen/diner with adjoining utility space • Separate, well-proportioned living room • Main bedroom with ensuite plus a contemporary family bathroom • Landscaped, low-maintenance rear garden and garage • Excellent potential to extend, with plans drawn to enlarge and convert the garage underpass





This beautifully presented four-bedroom detached modern home is set within the highly sought-after Swanbourne Park development in Angmering Village, tucked away in a discreet cul-de-sac location. Designed with contemporary family living in mind, the property features a superb open-plan kitchen/diner that forms the heart of the home, complete with adjoining utility space and ample room for entertaining.

A separate living room provides a cosy retreat, while upstairs the generous main bedroom benefits from its own ensuite, complemented by three further well-proportioned bedrooms and a stylish family bathroom. Outside, the landscaped rear garden has been thoughtfully designed for low maintenance, offering an ideal space to relax or host guests, while a garage adds valuable storage and parking. The property also presents exciting potential for further enhancement, with the current owner having commissioned plans to extend and convert the garage underpass, creating an opportunity to add even more versatile living space.

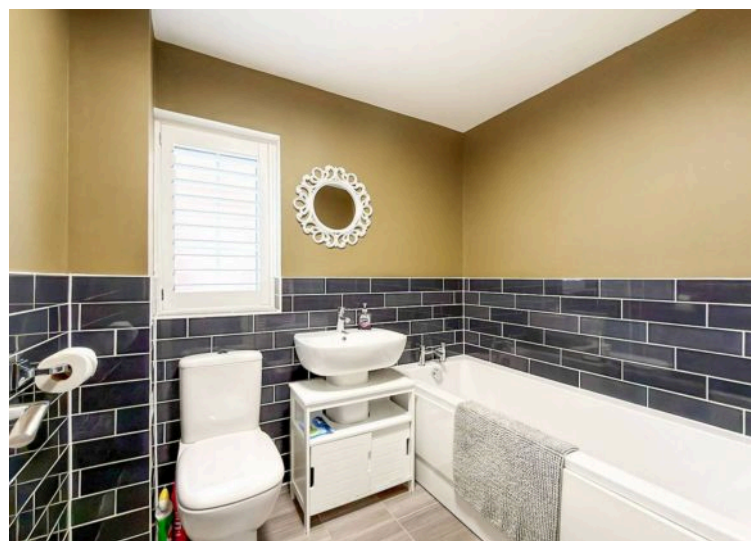
This is a fantastic chance to secure a modern home in one of the village's most desirable developments. A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: B









## Living Room

15' 11" x 11' 7" (4.85m x 3.53m)

## Kitchen / Diner

19' 5" x 14' 3" (5.92m x 4.34m)

## Bedroom 1

14' 2" x 14' 0" (4.32m x 4.27m)

## Bedroom 2

18' 3" x 10' 3" (5.56m x 3.12m)

## Bedroom 3

11' 3" x 9' 9" (3.43m x 2.97m)

## Bedroom 4

10' 3" x 7' 10" (3.12m x 2.39m)

## Bathroom

## Ensuite



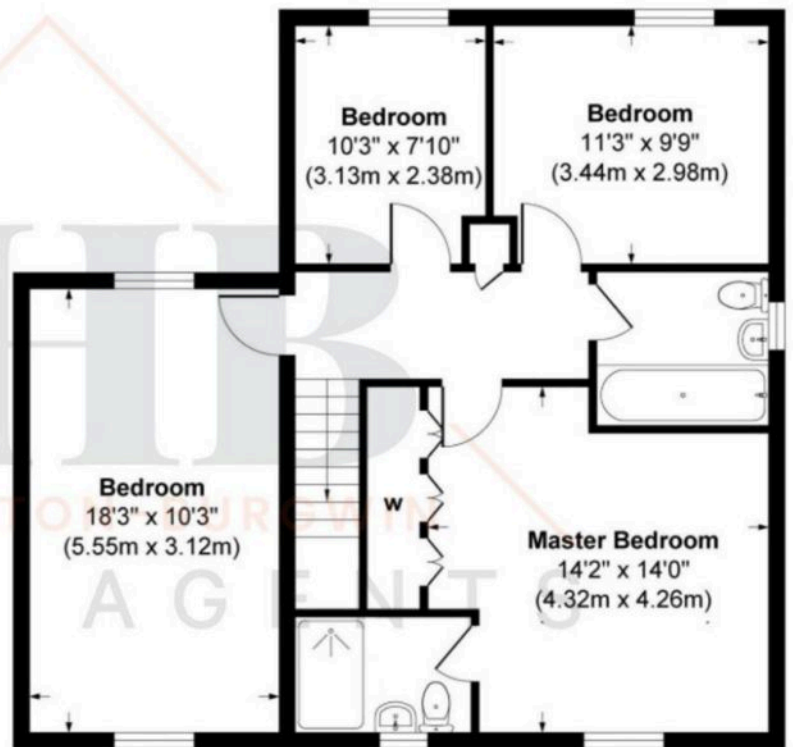








Ground Floor



First Floor

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging internally or to create atmospheric external images.