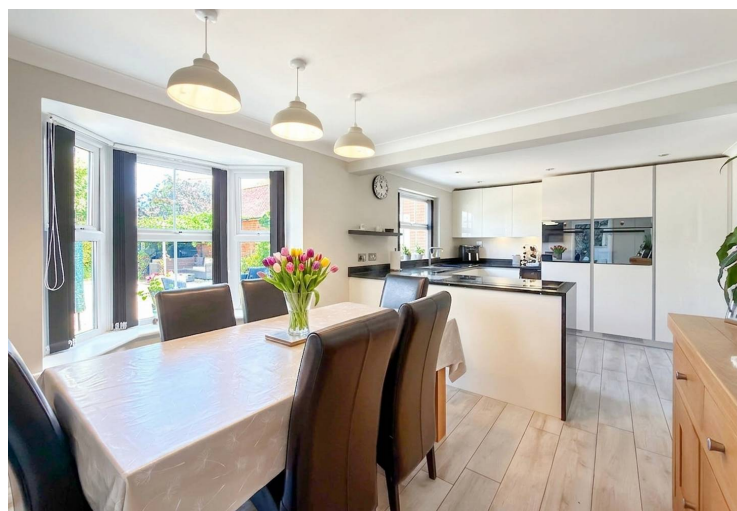




6 Wayside Road, Angmering – BN16 4DF

£565,000 | Freehold

Substantial four-bedroom, two-bathroom family home with generous and versatile accommodation • Spacious open-plan kitchen and dining area with modern units, integrated appliances, underfloor heating, Quooker Hot-Tap, central island and large bay window • Multiple reception spaces including a generous living room and bright conservatory with direct garden access • Four well-proportioned bedrooms, with built-in storage and plantation shutters throughout the home except the kitchen and dining area • Principal bedroom with built-in sliding wardrobe and ceiling fan • Three modern bathrooms, plus a separate home office providing useful additional space • Generous rear garden with broad lawn, mature borders, trees and large patio, ideal for outdoor dining and entertaining • Double garage, and off-road parking, with Angmering village amenities and mainline station close by



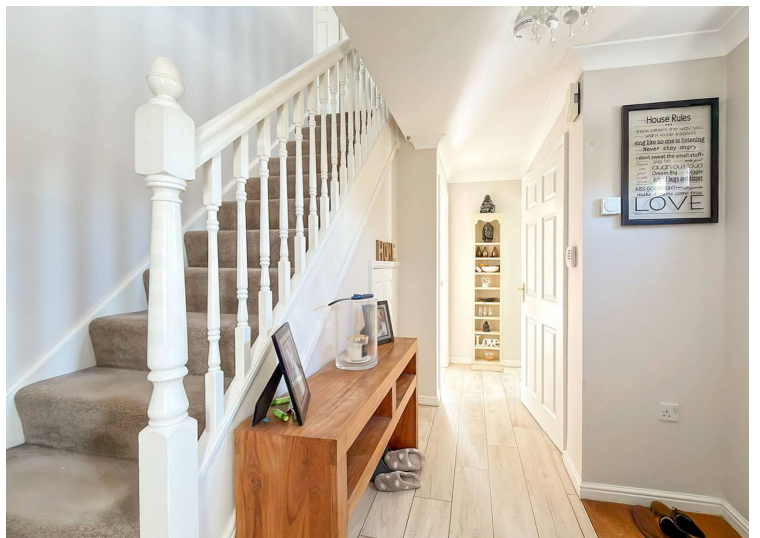
This substantial four-bedroom, two-bathroom home with a separate cloakroom offers generous and flexible accommodation throughout, with multiple reception spaces and plenty of room for family life. The open-plan kitchen and dining area forms the heart of the home, with modern units, integrated appliances, a central island, Quooker boiling water tap and underfloor heating, flowing through to a spacious living room with feature fireplace and French doors to the garden. A bright conservatory provides further living space and garden access, while a separate home office adds flexibility. Plantation shutters feature throughout the home, excluding the kitchen and dining area.

Upstairs, four well-proportioned bedrooms each offer built-in storage, with the principal bedroom also featuring a sliding wardrobe and ceiling fan. Two modern bathrooms and a separate cloakroom provide practical facilities for family living. The part-boarded loft, accessed via a fitted ladder, offers useful additional storage space.

Outside, the generous rear garden includes a broad lawn, landscaped borders, mature trees and a large patio, while the front provides a mature garden, off-road parking and access to a double garage and attached garage. The overall space and layout make this a substantial home with excellent scope for family living and entertaining.

The property is also well placed for local amenities, with Angmering's historic square, independent shops and eateries a short stroll away. Nearby Rustington offers a wider range of retail options, while golf, sailing and Lanes Health Club provide plenty of leisure opportunities. The A27 gives easy access to Worthing, Arundel, Bognor and Chichester, while Angmering station provides direct services to Gatwick and London Victoria, combining village surroundings with convenient wider connections.

Council Tax Band: F | EPC Rating C





Double Garage

18' 6" x 18' 2" (5.65m x 5.54m)

Conservatory

13' 0" x 9' 2" (3.96m x 2.79m)

Lounge

17' 6" x 11' 11" (5.33m x 3.63m)

Kitchen / Dining Room

20' 3" x 10' 6" (6.16m x 3.20m)

Utility Room

6' 0" x 5' 10" (1.84m x 1.77m)

Office

8' 11" x 7' 1" (2.71m x 2.15m)

Bedroom 1

12' 4" x 10' 6" (3.75m x 3.20m)

Bedroom 2

13' 5" x 10' 6" (4.09m x 3.20m)

Bedroom 3

8' 11" x 7' 0" (2.71m x 2.13m)

Bedroom 4

10' 6" x 9' 7" (3.20m x 2.91m)

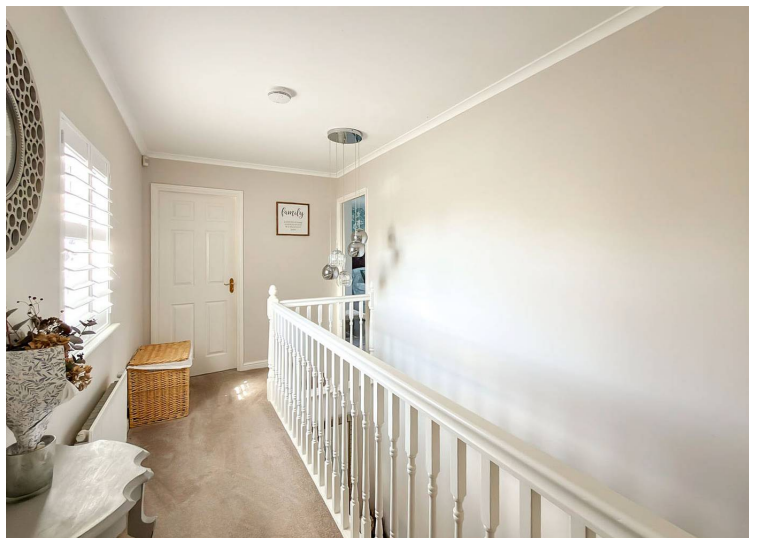
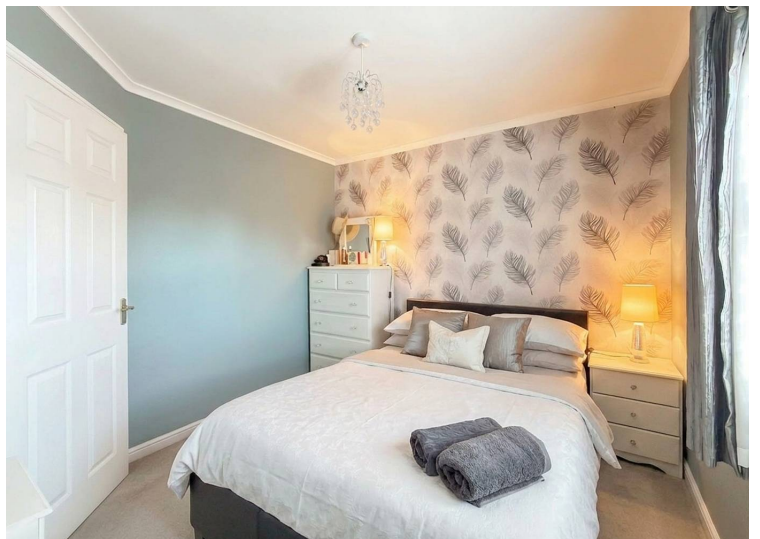
En-suite Shower Room

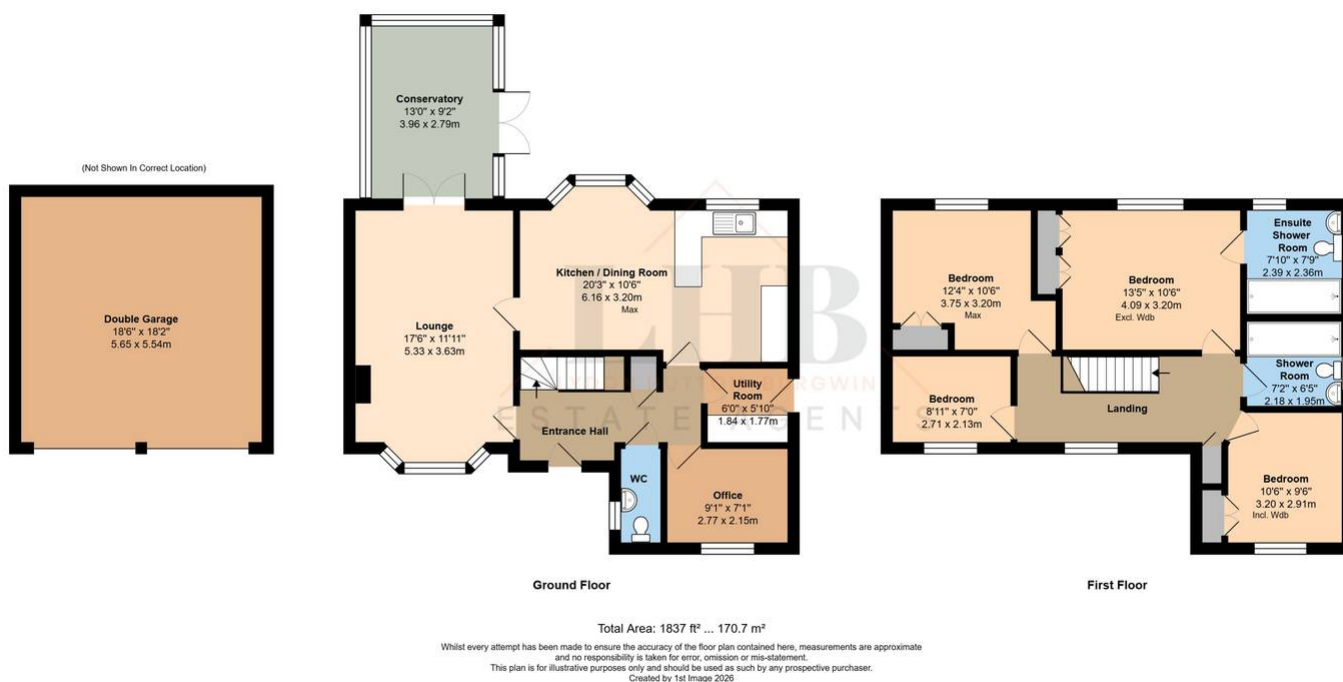
7' 10" x 7' 9" (2.39m x 2.36m)

Shower Room

7' 2" x 6' 5" (2.18m x 1.95m)







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.