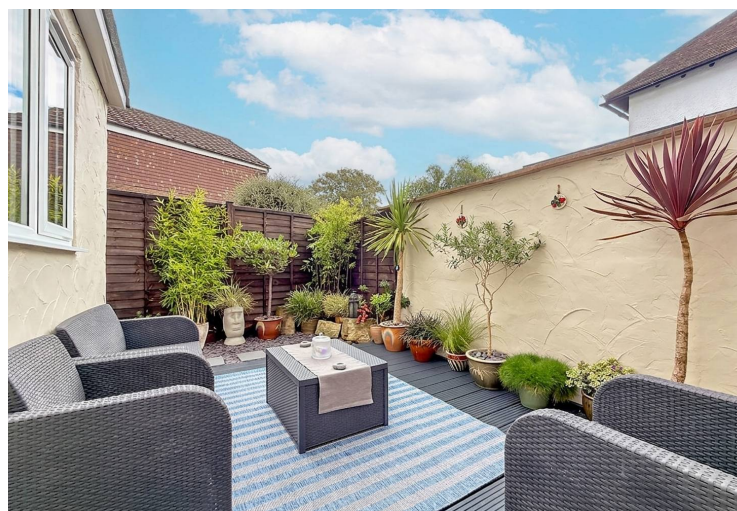
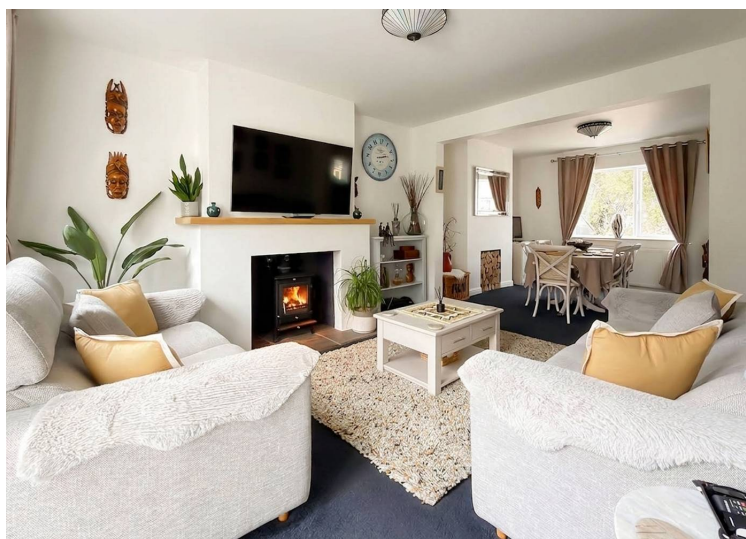




1 Hillside Crescent, Angmering – BN16 4AA

Asking Price £425,000 | Freehold | EPC C | Council Tax Band C

Secluded Angmering Village Setting – Enjoy a peaceful and private position in the heart of this highly sought-after village, with everyday amenities and village life just a short stroll away. • Wonderful Wrap-Around Gardens – Cleverly sectioned and beautifully presented, the gardens are both impactful and low maintenance, offering superb spaces for relaxing, entertaining and family gathering • Excellent Entertaining Space – generous lounge and separate yet open-plan dining room provide versatile areas for both relaxed family living and hosting friends, complemented by the sociable kitchen. • Three Well-Proportioned Bedrooms – Flexible first-floor accommodation ideal for families, guests or those needing additional space to work from home. • Detached Garage & Separate Office – Valuable additional accommodation offering excellent flexibility for home working, hobbies, storage or a dedicated workspace. • Excellent Transport Connections – Conveniently positioned for Worthing, Arundel, Bognor and Chichester, with Angmering mainline station providing direct connections towards Gatwick and Victoria

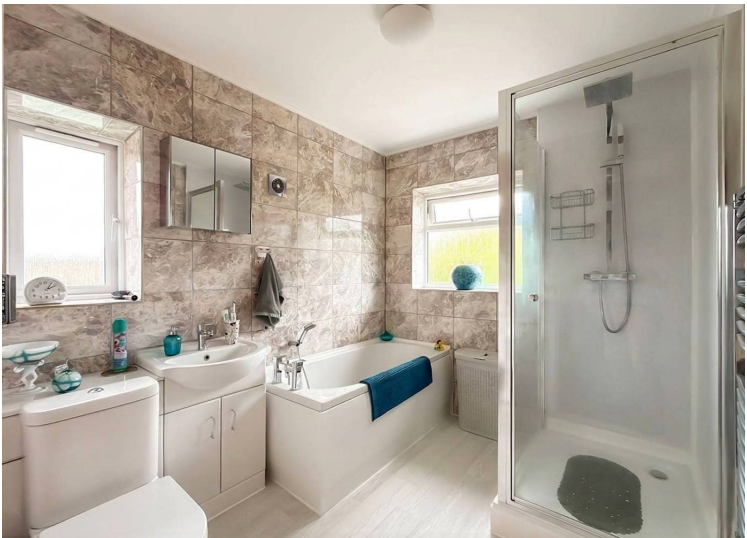


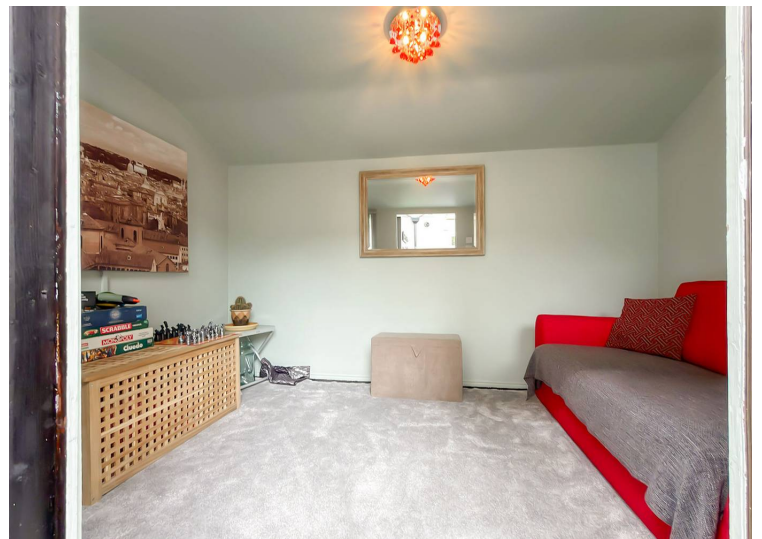


Set within a secluded position in the heart of sought-after Angmering village, this appealing home offers the perfect opportunity to enjoy a peaceful lifestyle while being ideally placed to take advantage of all that this wonderful village has to offer. Angmering boasts a fantastic selection of everyday amenities, independent shops, cafés, pubs and places to eat, whilst the beautiful Sussex countryside and coastline are also within easy reach. Inside, the property offers well-balanced and versatile accommodation arranged over two floors.

The ground floor provides a welcoming entrance hall, convenient cloakroom, generous lounge, separate yet open-plan dining room and a practical kitchen, creating an excellent setting for both relaxed family life and entertaining. Upstairs are three comfortable bedrooms and a family bathroom, offering flexible accommodation for families, guests or those working from home. Outside, the property really comes into its own, with cleverly designed wrap-around gardens that are thoughtfully sectioned into distinct areas. Both visually impactful and pleasantly low maintenance, they provide a wonderful variety of spaces to relax, dine and entertain, making them perfect for summer gatherings, family occasions and alfresco entertaining, whilst retaining a lovely sense of privacy and tranquillity. A particularly useful feature is the property's dual access, with a side gate and garage entrance providing access from neighbouring Highfield Close, in addition to the main entrance and driveway from Hillside Crescent. This offers excellent flexibility for everyday access, parking and practical use of the property. Further enhancing the property is a detached garage and separate office, offering excellent flexibility for home working, hobbies, storage or simply providing that all-important additional space. Combining a peaceful and secluded setting with versatile accommodation, superb outdoor space and the many attractions of village life, this is a truly appealing home and an excellent opportunity to enjoy the very best of Angmering living.

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.







Total Area: 1215 ft² ... 112.9 m² (Includes Garage & Office)

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.