



19 Garden Close, Angmering - BN16 4LX

£339,950 Freehold

Fantastic chain free and refurbished two bedroom bungalow in sought-after Angmering Village cul-de-sac location. • Ideal for retirement living, first-time buyers or downsizers seeking a move-ready home. • Superb refitted kitchen with quality AEG and Electrolux appliances and stylish modern finish. • Bright and spacious main living room featuring an attractive bay window. • Two well-proportioned bedrooms and a generous modern shower room. • Low maintenance south-facing garden, perfect for relaxing and enjoying the sun. • Garage with power and replaced felt roof, ideal for storage or workshop use. • Off-road parking for up to three vehicles, a rare benefit for village homes.



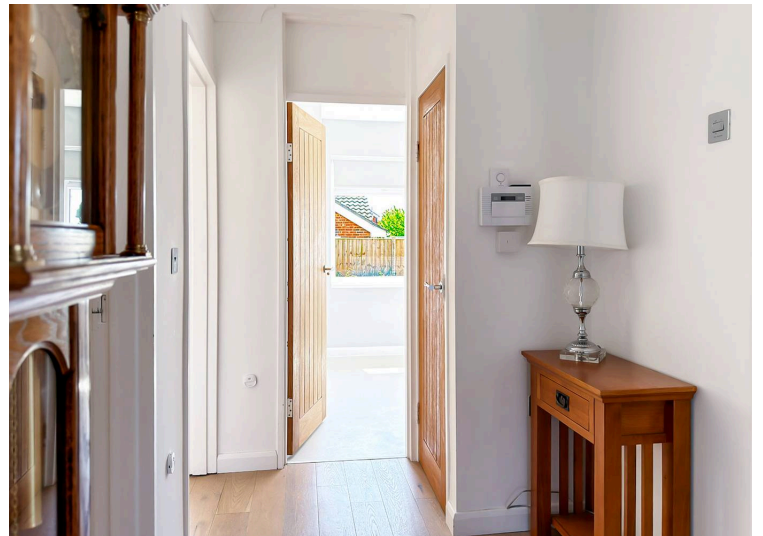
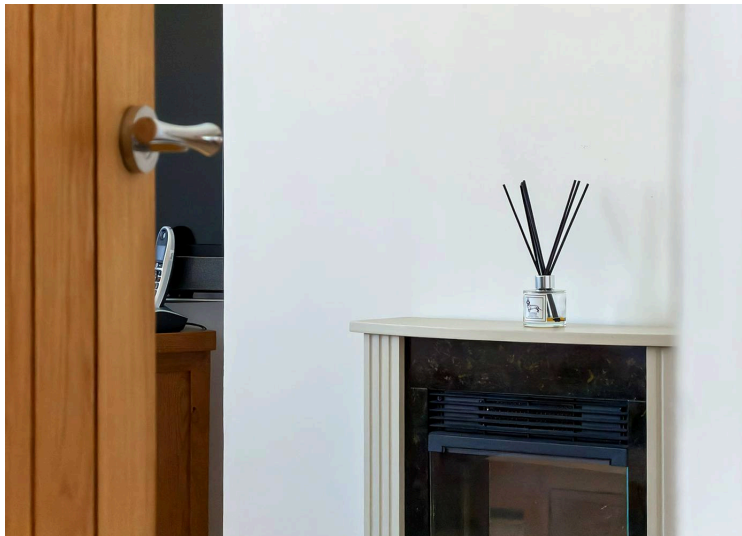
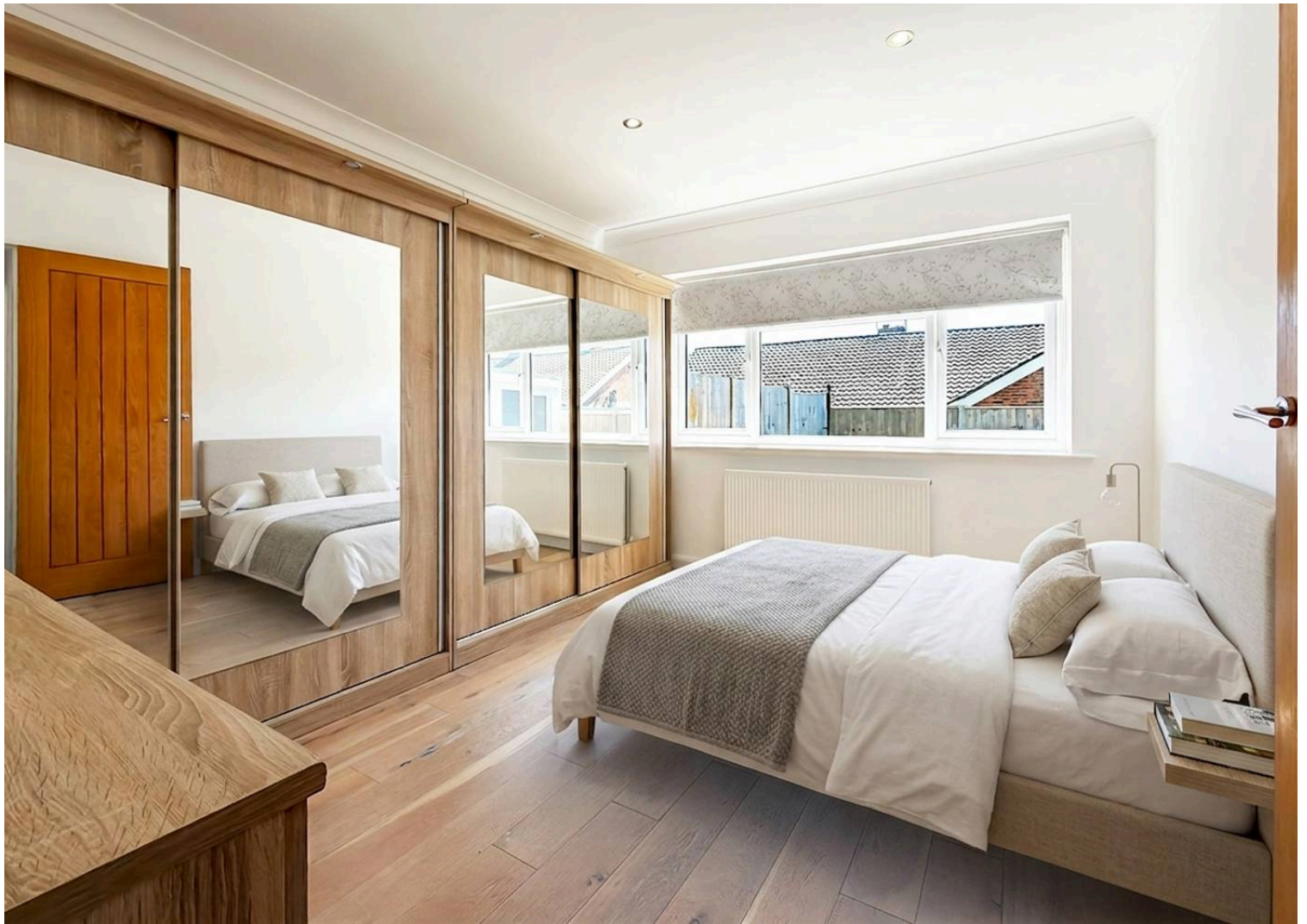
A fantastic opportunity to acquire this chain free and beautifully refurbished two bedroom bungalow, ideally positioned within a charming cul-de-sac in the heart of Angmering Village, surrounded by similar attractive bungalows. Perfectly suited to retirement living, a next-step move or even a first-time purchase at this appealing entry-level price point, the property has been thoughtfully improved throughout and is ready for immediate occupation.

The standout accommodation includes a superb refitted kitchen, stylishly finished and equipped with quality AEG and Electrolux appliances, together with a bright and welcoming main living room featuring an attractive bay window. Further benefits include a spacious modern shower room, off-road parking for up to three vehicles, and a garage with power and a replaced felt roof, offering excellent storage or workshop potential. Outside, the low-maintenance south-facing garden provides the perfect space to relax and enjoy the sunshine with minimal upkeep. Combining comfort, practicality and an enviable village setting, this impressive home is sure to attract strong interest.

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: D





Kitchen

11' 2" x 8' 6" (3.40m x 2.59m)

Living Room

15' 1" x 10' 2" (4.60m x 3.10m)

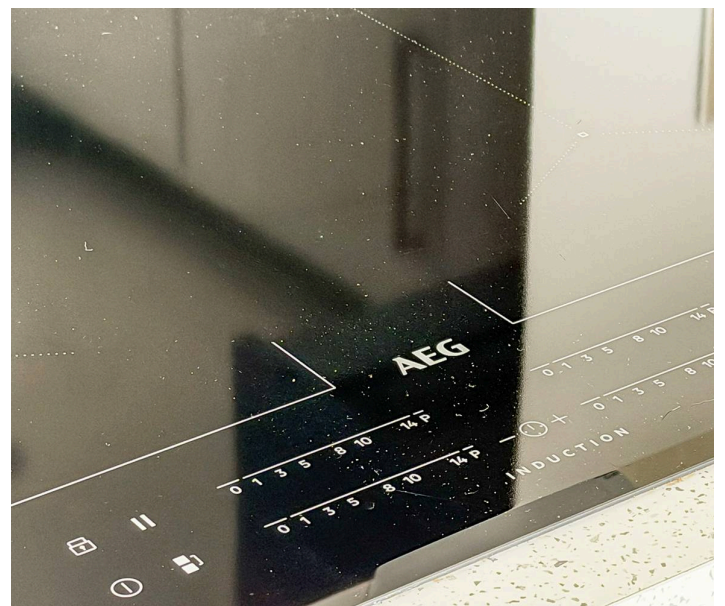
Bedroom 1

12' 2" x 10' 2" (3.71m x 3.10m)

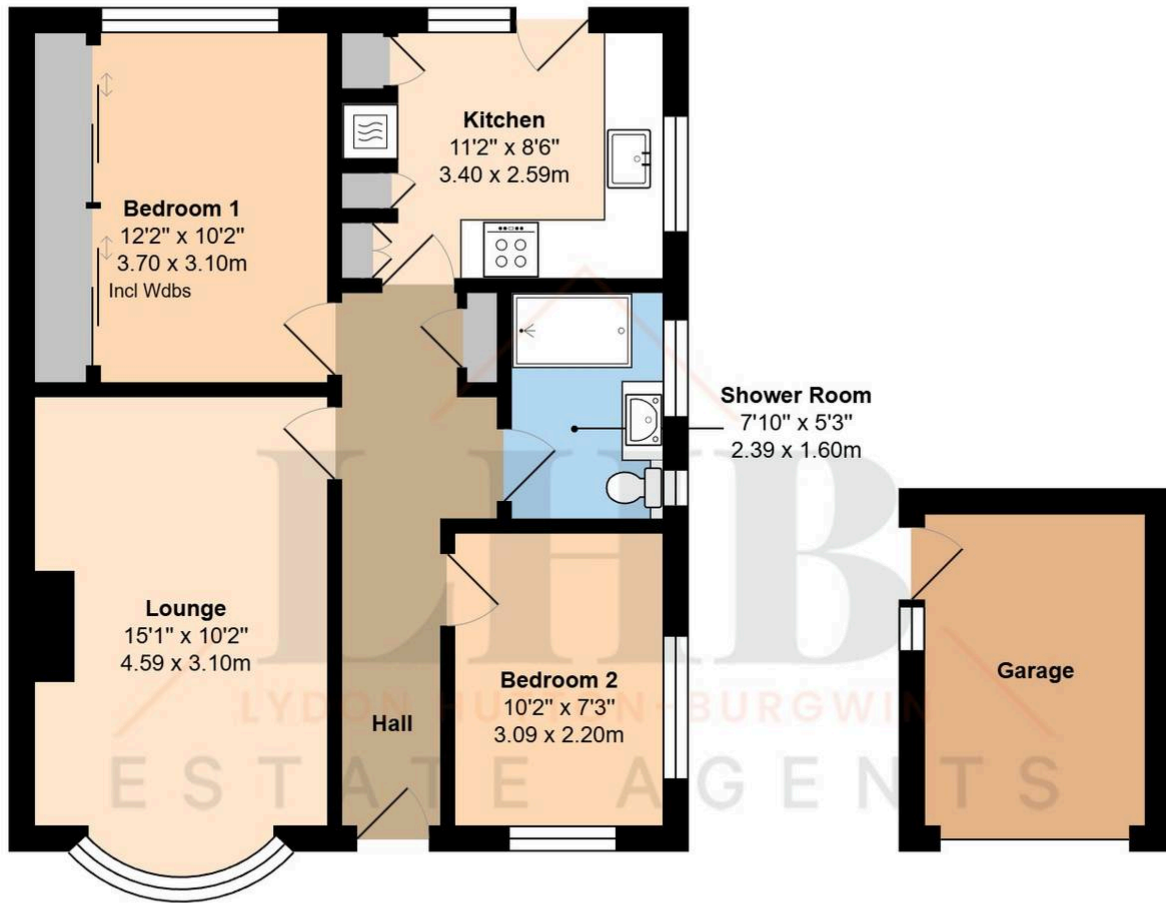
Bedroom 2

10' 2" x 7' 3" (3.10m x 2.21m)

Shower Room







Total Area: 612 ft² ... 56.8 m² (Excludes Garage)

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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