

## 22 Palmer Road, Angmering - BN16 4LN

£315,000 Freehold

Chain free, fully refurbished two double bedroom home ready to move straight into • Ideal for first-time buyers or those looking to upsize • Beautifully fitted modern kitchen with integrated appliances and brand new Worcester boiler • Stylish living room featuring a contemporary flame-effect feature fire • New flooring throughout, finished to an exceptional standard • Refitted main bathroom plus newly added ensuite shower room to principal bedroom • Private driveway providing off-road parking and generous low-maintenance rear garden • Sought-after Angmering location close to village square, amenities, transport links, and coastal towns



An absolute must-see for first-time buyers or those looking to take their next step up the ladder, this stunning two double bedroom home is offered chain free, fully refurbished, and ready to move straight into. Finished to an exceptional standard throughout, the property boasts a beautifully fitted kitchen complete with integrated dishwasher, under-counter fridge and freezer, washing machine, oven, and a brand new Worcester boiler. New flooring flows seamlessly throughout the home, while the inviting living room is enhanced by a stylish flame-effect feature fire, creating a warm and contemporary space to relax and entertain.

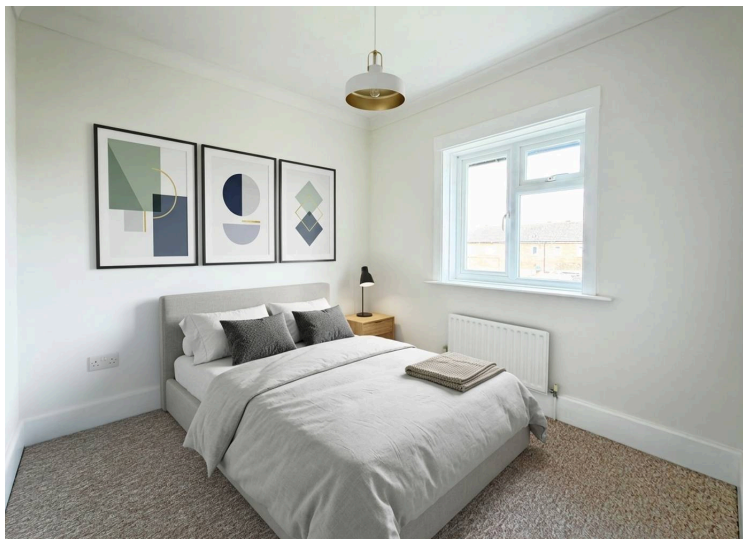
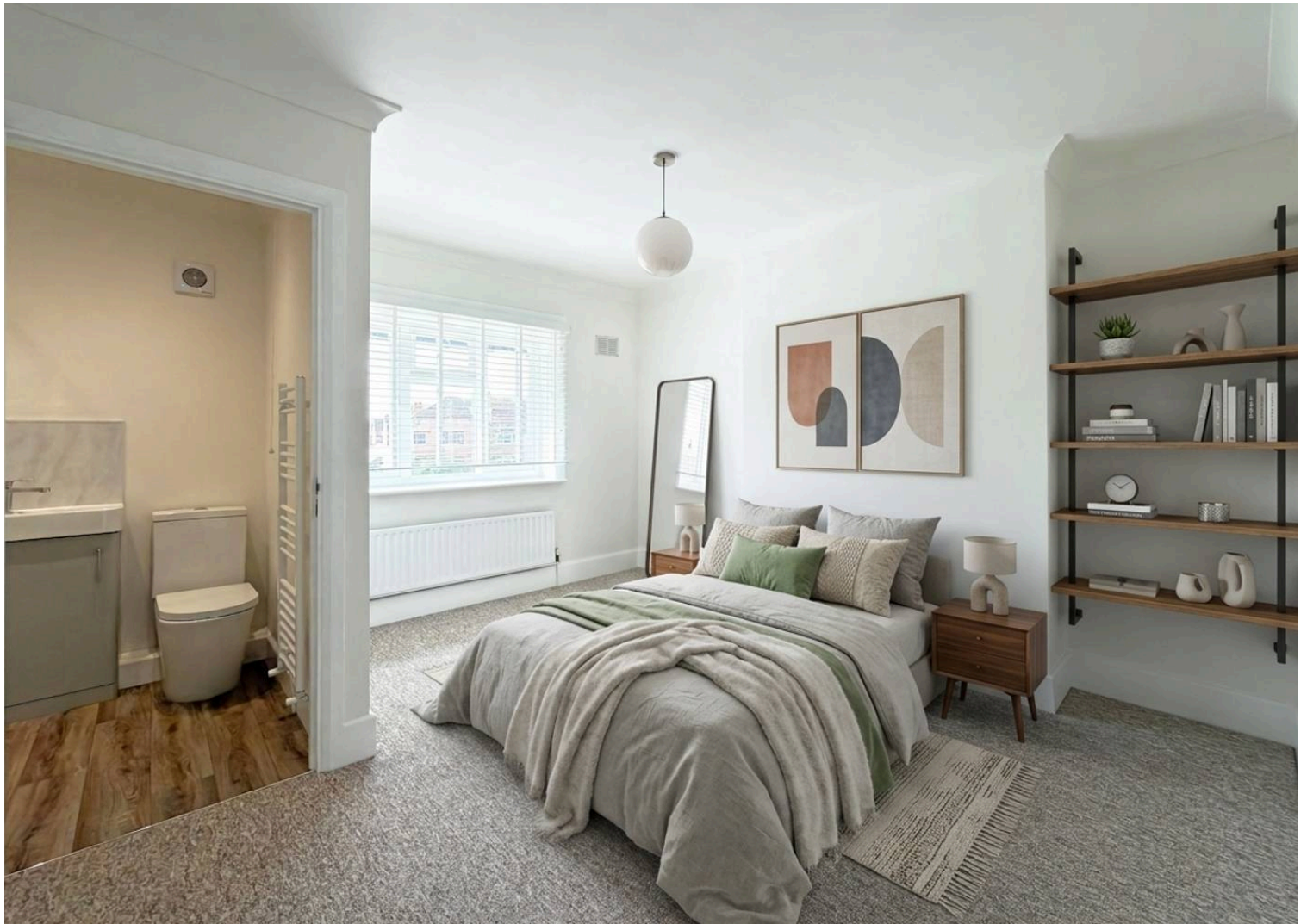
Upstairs, the property continues to impress with two generously sized double bedrooms. The main bathroom has been tastefully refitted, and the principal bedroom now benefits from a newly added ensuite shower room and WC, offering added comfort and convenience. Externally, the home features a private driveway providing off-road parking, along with a generously sized, low-maintenance rear garden, predominantly laid to lawn –perfect for enjoying outdoor living with minimal upkeep.

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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Living Room**

12' 6" x 12' 3" (3.81m x 3.73m)

**Kitchen / Breakfast Room**

15' 5" x 8' 5" (4.70m x 2.57m)

**Bedroom 1**

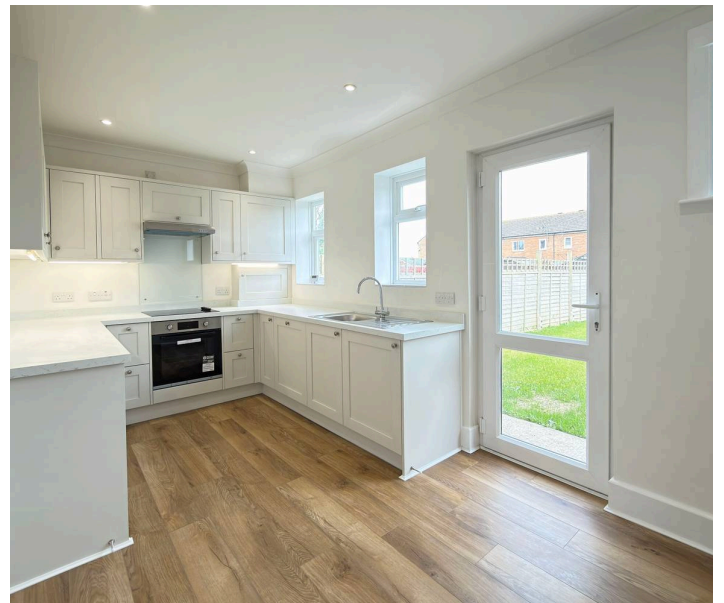
12' 6" x 12' 4" (3.81m x 3.76m)

**Bedroom 2**

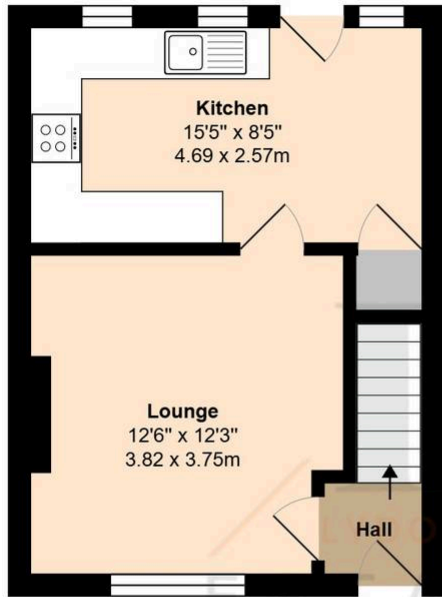
8' 11" x 8' 5" (2.72m x 2.57m)

**Ensuite**

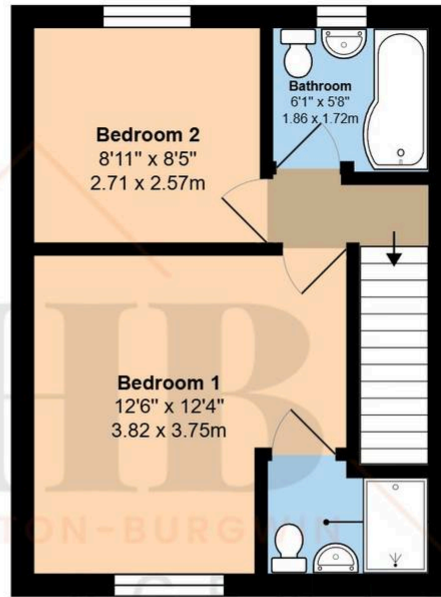
**Bathroom**







**Ground Floor**



**First Floor**

Total Area: 664 ft<sup>2</sup> ... 61.7 m<sup>2</sup>

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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