



## 11 Windmill Close, Angmering - BN16 4FL

Offers Over £300,000 | Freehold

Popular Bramley Green Estate location in Angmering • Two generous double bedrooms • South-facing low maintenance rear garden • Spacious living room/diner ideal for entertaining • Separate fitted kitchen • Convenient ground floor WC • Off-road parking • Quiet cul-de-sac position within walking distance of the village, schools and amenities



Situated within the ever-popular Bramley Green Estate in Angmering, this well-presented two double bedroom semi-detached home offers an excellent opportunity for first time buyers, investors or those looking to take the next step up the property ladder.

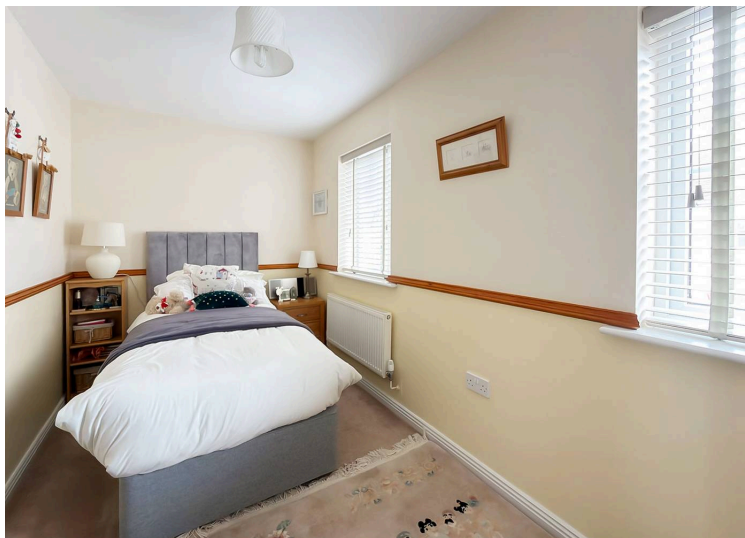
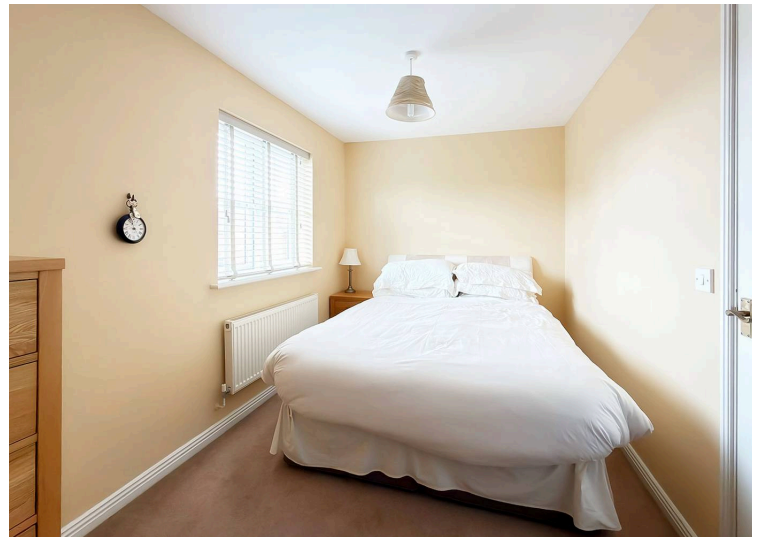
The accommodation comprises a spacious living room/diner, separate fitted kitchen and a convenient ground floor WC, whilst upstairs provides two generously sized double bedrooms and a family bathroom. Outside, the property benefits from a south-facing low maintenance rear garden, ideal for relaxing or entertaining, along with off-road parking to the front. Tucked away in a quiet cul-de-sac location, the home is within easy walking distance of Angmering Village, local shops, schools and everyday amenities, making it perfectly positioned for both families and commuters alike.

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: C

EPC Environmental Impact Rating: C





**Living Room / Diner**

14' 11" x 10' 8" (4.55m x 3.25m)

**Kitchen**

10' 1" x 6' 2" (3.07m x 1.88m)

**Bedroom 1**

12' 10" x 7' 8" (3.91m x 2.34m)

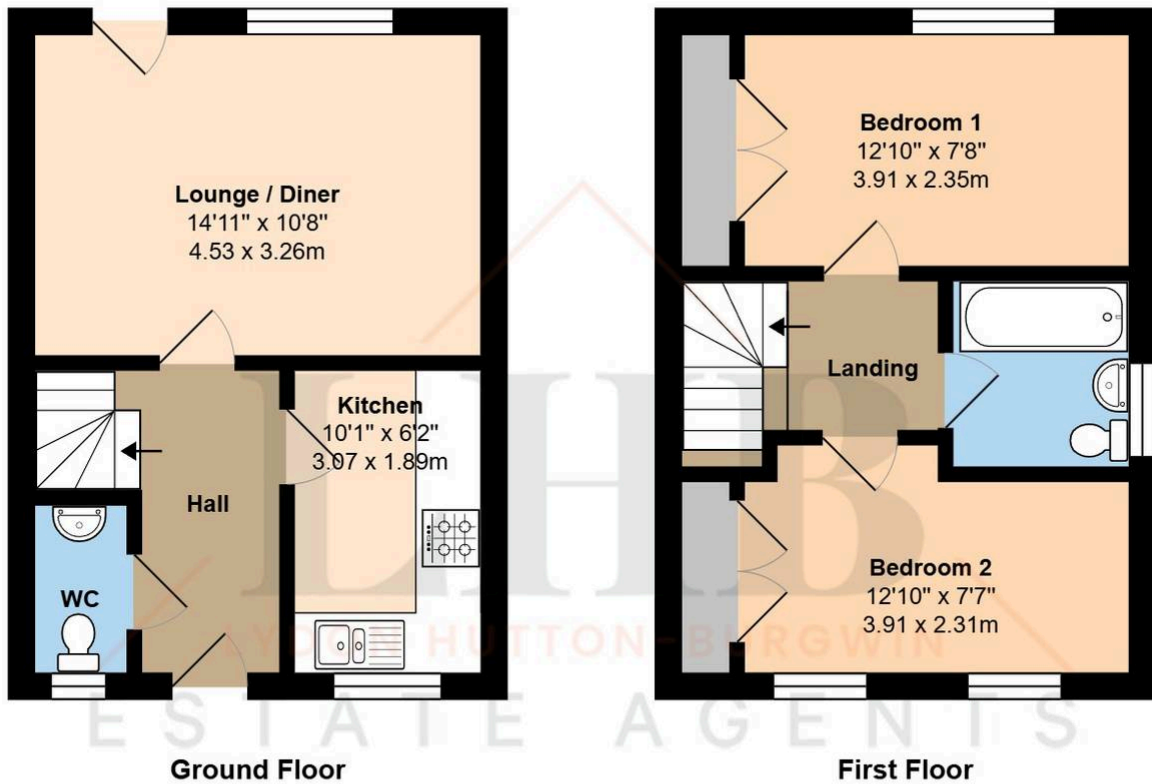
**Bedroom 2**

12' 10" x 7' 7" (3.91m x 2.31m)

**Bathroom**

**WC**





Total Area: 634 ft<sup>2</sup> ... 58.9 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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