

**FOR  
SALE**



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## **Palmer Road, Angmering**

Guide Price £250,000 to £260,000 (Freehold)



2



1



1



This chain-free two-bedroom mid terrace home is perfectly positioned in the heart of Angmering village, offering a fantastic opportunity to create your ideal home in a sought-after location. With a spacious kitchen, separate living room, and ground floor bathroom and WC, the layout is both practical and versatile - perfect for modern family life.

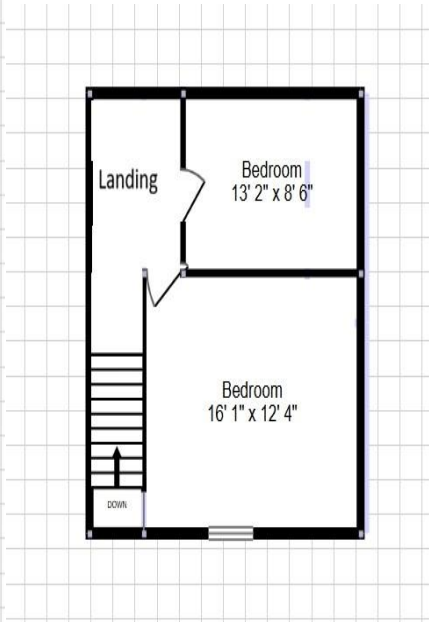
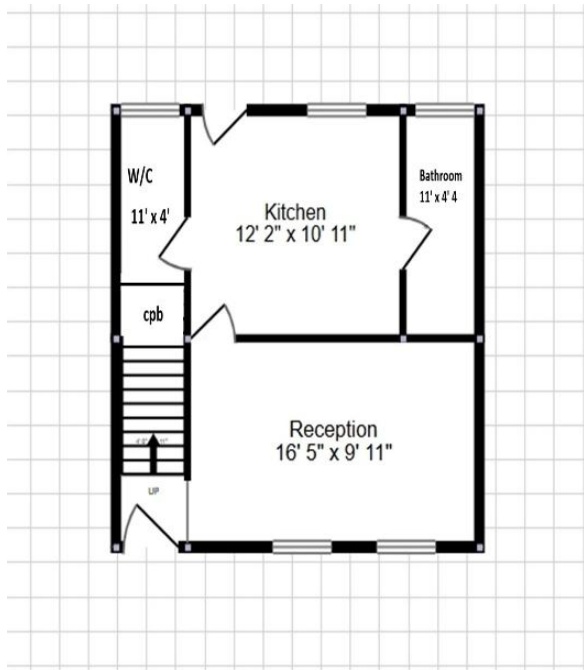
- Chain Free
- Two Bed
- Private Garden
- Easy access to local amenities
- Sought-after Location

Upstairs, you'll find two generous bedrooms, while outside, the private WEST aspect rear garden provides a peaceful space to relax or entertain. Requiring some updating throughout (priced accordingly), this property offers huge potential to add value - an exciting prospect for those looking for their first home, a next step on the ladder, or a great investment opportunity in a desirable village setting.



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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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