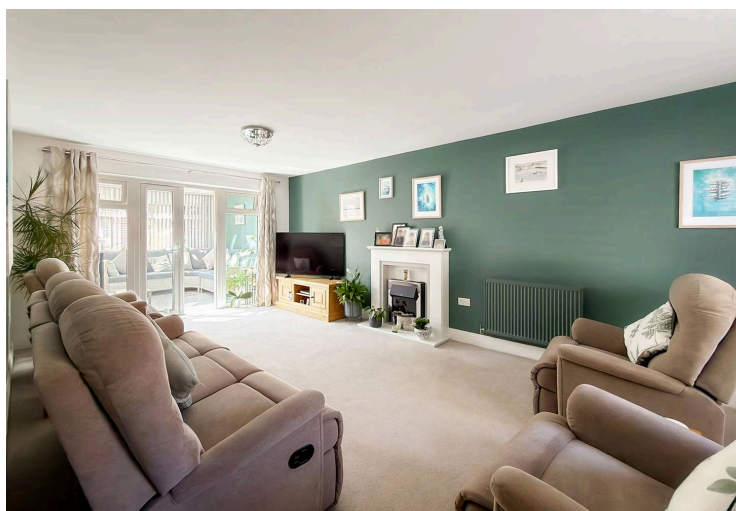




18 Hornbeam Avenue, Angmering – BN16 4PS

£625,000 | Freehold Freehold

Impressive four-bedroom detached family home with generous proportions and a contemporary feel throughout

- Welcoming living room, stylish kitchen/diner, useful utility room and particularly appealing orangery
- Four well-proportioned bedrooms, including a principal bedroom with ensuite, plus modern family bathroom
- Beautifully landscaped south-facing garden, lovingly maintained and a real pride and joy of the current seller
- Attractive outdoor space ideal for relaxing, entertaining and enjoying al fresco dining in the sunshine
- Garage and driveway providing excellent off-road parking and additional storage
- Convenient location within a short stroll of Angmering's historic village square, independent shops and popular eateries
- Excellent access to Rustington, Worthing, Arundel, Bognor and Chichester, with Angmering mainline station offering direct services to Gatwick and London Victoria



This impressive four-bedroom detached home offers a well-planned layout with generous proportions and a contemporary feel throughout. The ground floor provides a welcoming living room, stylish kitchen/diner, useful utility room and a particularly appealing orangery, creating a light and versatile space for both everyday family life and entertaining. Upstairs, four well-proportioned bedrooms include a principal bedroom with its own ensuite, complemented by a modern family bathroom.

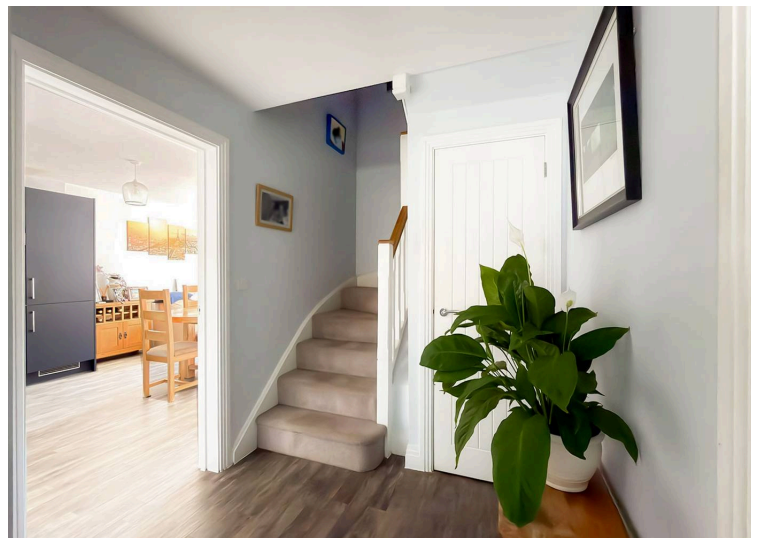
Outside, the property continues to impress with a beautifully landscaped, south-facing garden that is a real highlight of the home. Lovingly cared for and clearly a great source of pride and joy for the current seller, the garden has been thoughtfully designed to create an attractive and inviting outdoor space, with the southerly aspect providing an excellent opportunity to enjoy the sunshine throughout much of the day. Whether relaxing with a morning coffee, entertaining friends or enjoying al fresco dining, it provides a wonderful extension to the living accommodation and a peaceful space to unwind. A garage and driveway provide excellent off-road parking and additional storage, while the overall presentation combines modern comfort with practicality. This is a spacious and adaptable family home that is ready to move into and enjoy.

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.

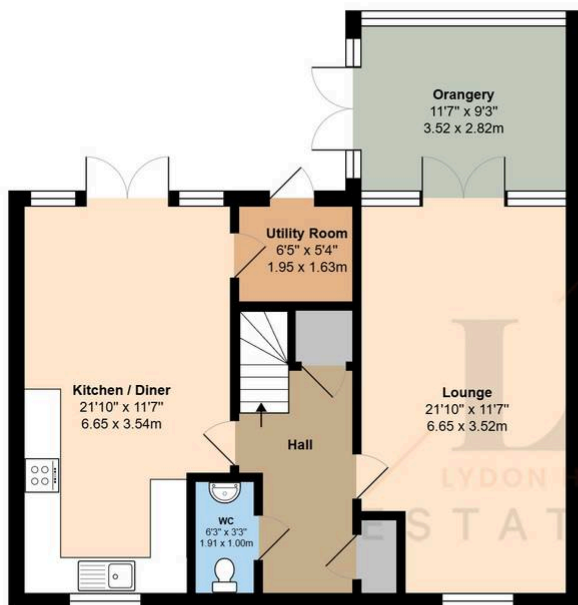
Council Tax band: F

EPC Energy Efficiency Rating: B

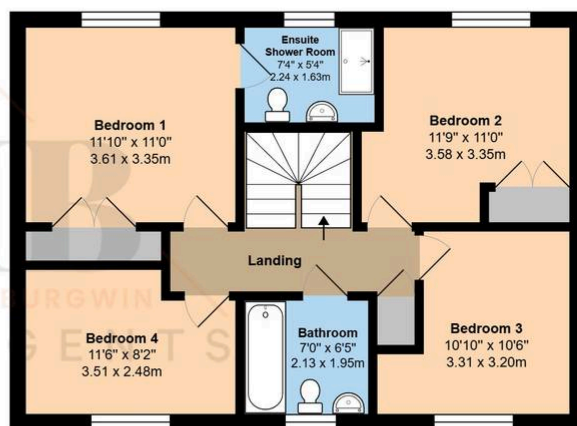








Ground Floor



First Floor

Total Area: 1456 ft² ... 135.3 m²

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

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