



Willowby Ham Manor Way, Angmering

Guide Price - £900,000 | Freehold

Offered Chain Free Occupying one of the finest positions within the prestigious Ham Manor Private Estate, this distinguished detached chalet residence enjoys an exceptional setting with uninterrupted views across the renowned parkland golf course, extending along the 18th fairway towards the clubhouse. Positioned on one of the estate's most highly regarded roads, the property combines architectural presence with a remarkable sense of privacy, offering a rare opportunity to acquire a home in one of Angmering Village's most exclusive addresses.

Extending to over 2,500 sq ft, the accommodation has been thoughtfully arranged to create a natural flow between elegant reception rooms and generous family spaces. The impressive kitchen/breakfast room forms the heart of the home, complemented by a substantial sitting room, separate dining room and an additional family room, all enjoying an abundance of natural light. The flexible layout lends itself equally well to modern family life and entertaining on both an intimate and larger scale.





The first floor is centred around an impressive principal suite, complete with a dressing room, en-suite shower room and private balcony, perfectly positioned to make the most of the far-reaching views across the golf course. Three further double bedrooms, together with well-appointed bath and shower rooms, provide spacious and versatile accommodation for family and guests alike.

The mature gardens create a peaceful setting from which to appreciate the surrounding landscape, seamlessly connecting the house with its exceptional outlook. Whether enjoying the changing colours across the fairways or the evening light beyond the clubhouse, the setting is as captivating as it is private.

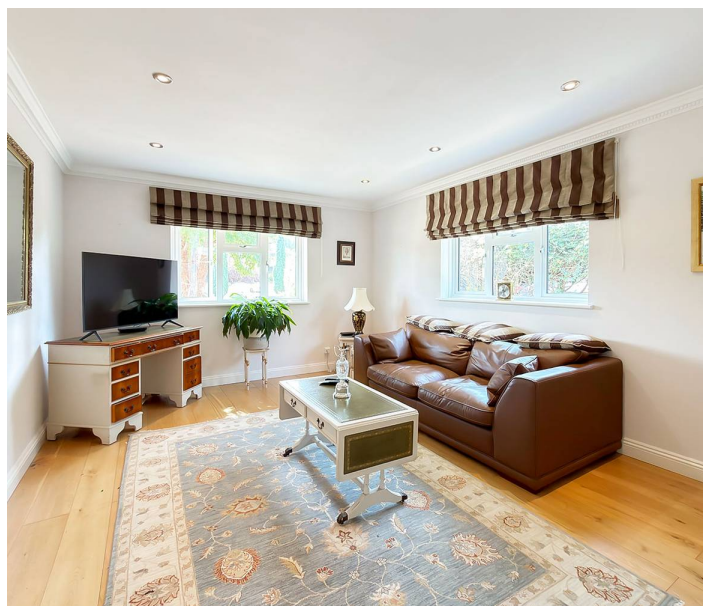
Ham Manor has long been regarded as one of West Sussex's most desirable private estates, offering a unique combination of architectural distinction, established surroundings and immediate access to both the South Downs National Park and the coastline. Homes occupying such a privileged position within the estate are seldom available, making this a particularly compelling offering.





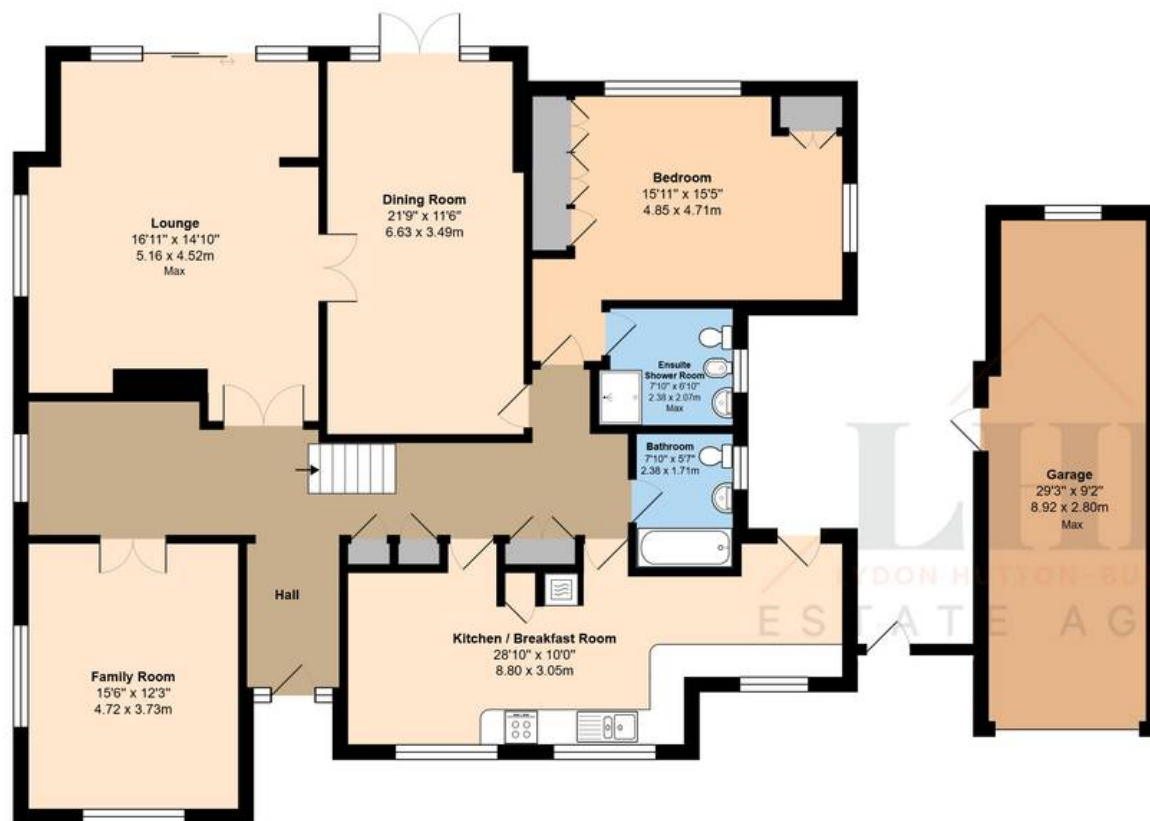
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, 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.

- Occupying one of the finest positions within the prestigious Ham Manor Private Estate
- Exceptional uninterrupted views across the parkland golf course, overlooking the 18th fairway towards the clubhouse
- Over 2,500 sq ft of beautifully proportioned and versatile accommodation
- Four double bedrooms, including an impressive principal suite with dressing room, en-suite and private balcony
- Three elegant reception rooms complemented by a spacious kitchen/breakfast room
- Mature, private gardens enjoying a spectacular golf course backdrop
- Detached garage, generous driveway parking and a highly regarded private estate setting
- Rare opportunity to acquire a home on one of Angmering Village's most sought-after roads

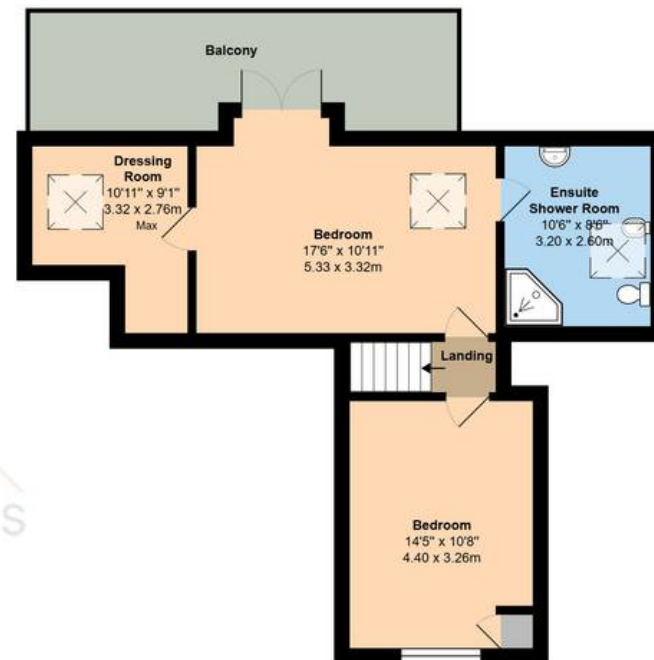








Ground Floor



First Floor

Total Area: 2564 ft² ... 238.2 m² (Including Garage, Excluding Balcony)

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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