



## 34 Fletcher Way, Angmering – BN16 4HG

£285,000 OIEO Freehold

Chain free three-bedroom mid-terrace home in the heart of Angmering village • Generous kitchen/dining room ideal for family living and entertaining • Separate living room offering a comfortable and versatile space • Convenient ground floor WC • Three well-proportioned bedrooms and a family bathroom • Private WEST rear garden providing outdoor space to relax or entertain • In need of updating throughout & priced accordingly – offering an exciting opportunity as a next step home, first-time buy, or investment.



This chain-free three-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/dining room, separate living room, and ground floor WC, the layout is both practical and versatile - perfect for modern family life.

Upstairs, you'll find three generous bedrooms and a family bathroom, 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.

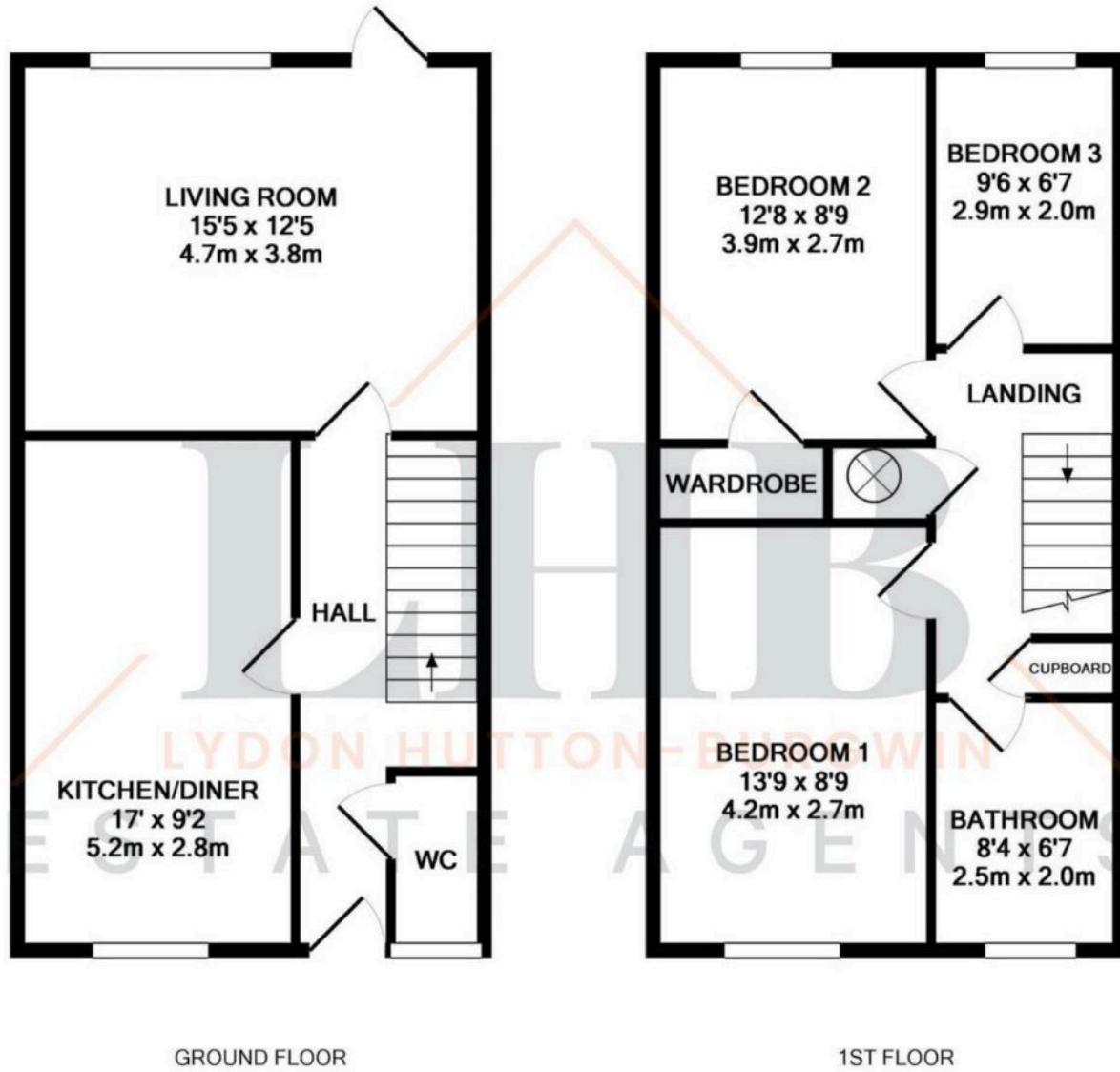
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

1ST FLOOR

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding.