



## Flat 2, Dane Acre Roundstone Lane, Angmering - BN16 4AP

£269,500 | Leasehold

Two double bedroom ground floor apartment with private entrance • Private garden, ideal for relaxing or entertaining • Bright open-plan kitchen/living area with sleek modern kitchen • Main bedroom with en-suite and direct access to the garden • Stylish main bathroom serving second bedroom and guests • Versatile second bedroom ideal as a study, nursery or dressing room • Parking available to the rear of the property • Approx. 108 years remaining on the lease - ideal first-time buy or investment opportunity



This well-presented two double bedroom ground floor apartment offers spacious, modern living throughout, complete with its own private entrance and a private garden - ideal for relaxing or entertaining. The property also benefits from allocated parking to the rear and a thoughtfully designed layout that balances comfort with practicality. With approximately 106 years remaining on the lease, it presents an excellent opportunity for both homeowners and investors.

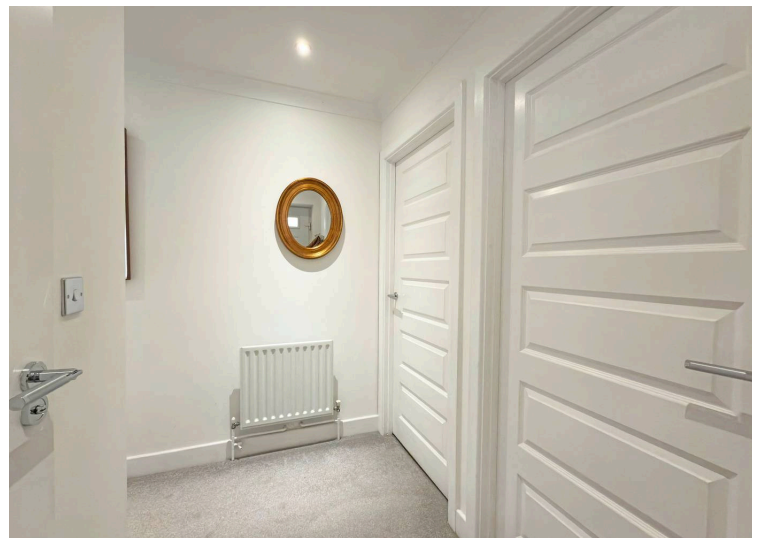
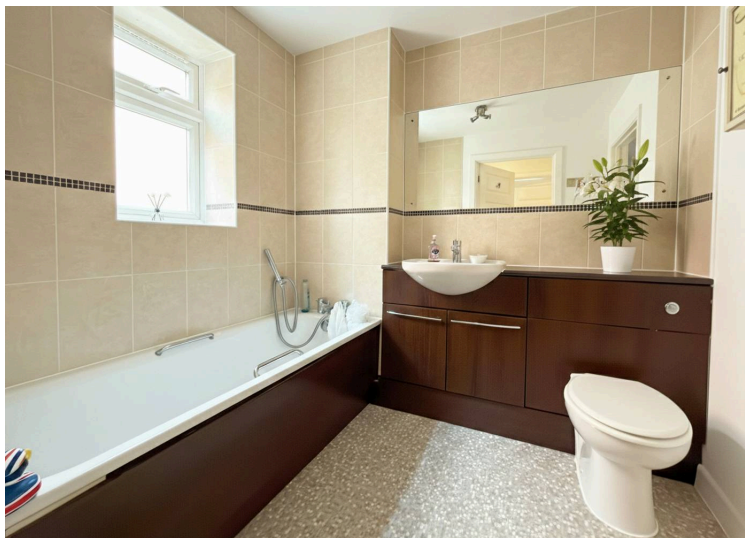
Inside, a bright open-plan kitchen and living area forms the heart of the home, featuring a sleek contemporary kitchen design perfect for modern lifestyles. The generous main bedroom enjoys the luxury of an en-suite and direct access out to the garden, while a stylish main bathroom serves the second bedroom and guests. The versatile second bedroom could also work beautifully as a study, nursery, or even a walk-in wardrobe. An ideal first-time buy or investment property, viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.

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.

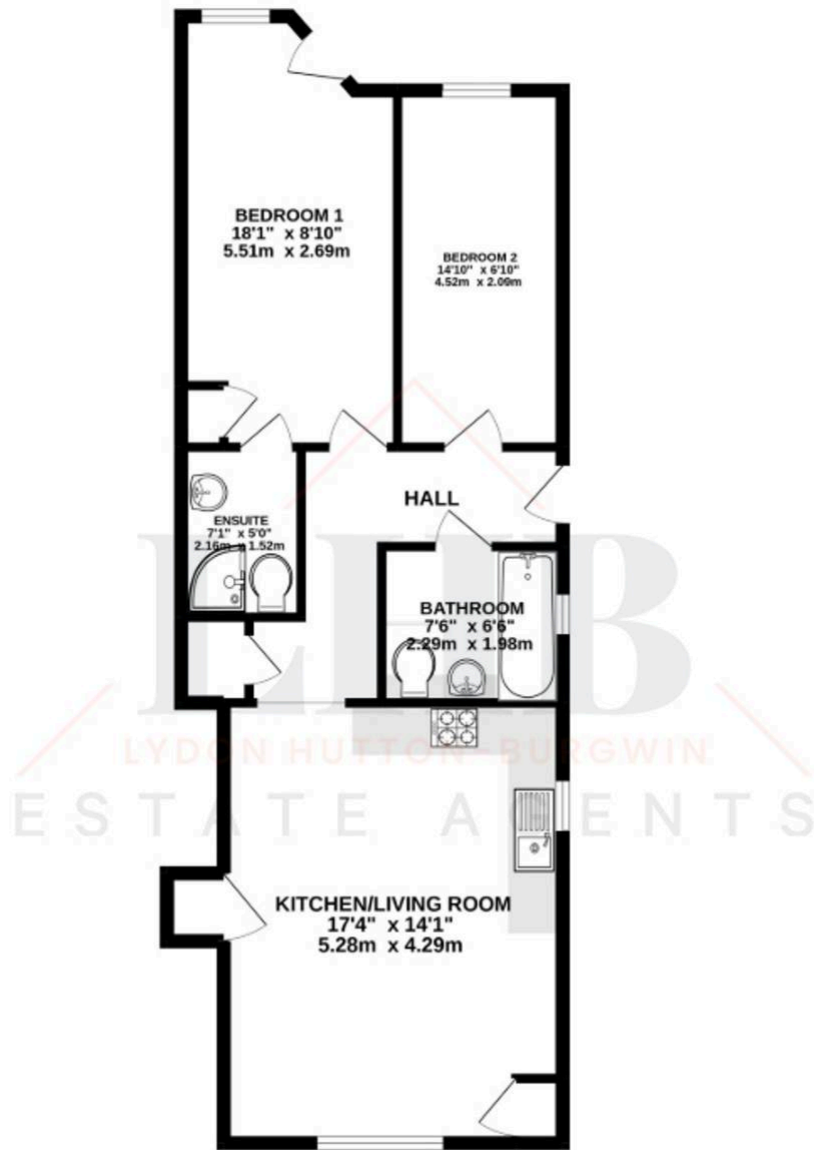
Council Tax band: C | Tenure: Leasehold

EPC Energy Efficiency Rating: C

Service Charge approx. £1,750 p.a. and Ground Rent is £250 p.a.







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