



## 32 Fletcher Way, Angmering – BN16 4HG

Guide Price £375,000 Freehold

Stunning, fully refurbished four-bedroom family home • Brand-new kitchen/breakfast room, living room, and extended dining area • Three good-sized first-floor bedrooms and contemporary family bathroom • Spectacular top-floor master bedroom offering a private retreat • Ground floor WC and shower room – perfect for modern family life • Low-maintenance WEST aspect garden for easy outdoor living • Close to Angmering's historic square, independent shops, cafés, and eateries • Excellent transport links and nearby leisure facilities, with easy access to Worthing, Arundel, Bognor, Chichester, and London



**OFFERED CHAIN FREE!** A stunning, fully refurbished family home offering four bedrooms and versatile living space. Move in and immediately enjoy a brand-new fitted kitchen/breakfast room, a separate living room, and extended dining area – perfect for those who love to entertaining or for modern family living. There is also a ground floor shower room with WC.

Upstairs, there are three excellent sized bedrooms and a family bathroom, with a spectacular top-floor master bedroom providing a private retreat. The property also features a low-maintenance garden, and benefits from a fantastic storage area to the side of the property which is ideal for bikes, childrens toys or garden furniture storage. The property is ideally located for village amenities, schools, and transport links – a move in ready home with style and convenience. New carpets and flooring through the majority of the house including a full redecoration create a fresh, appealing and ready to move in vibe.

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.

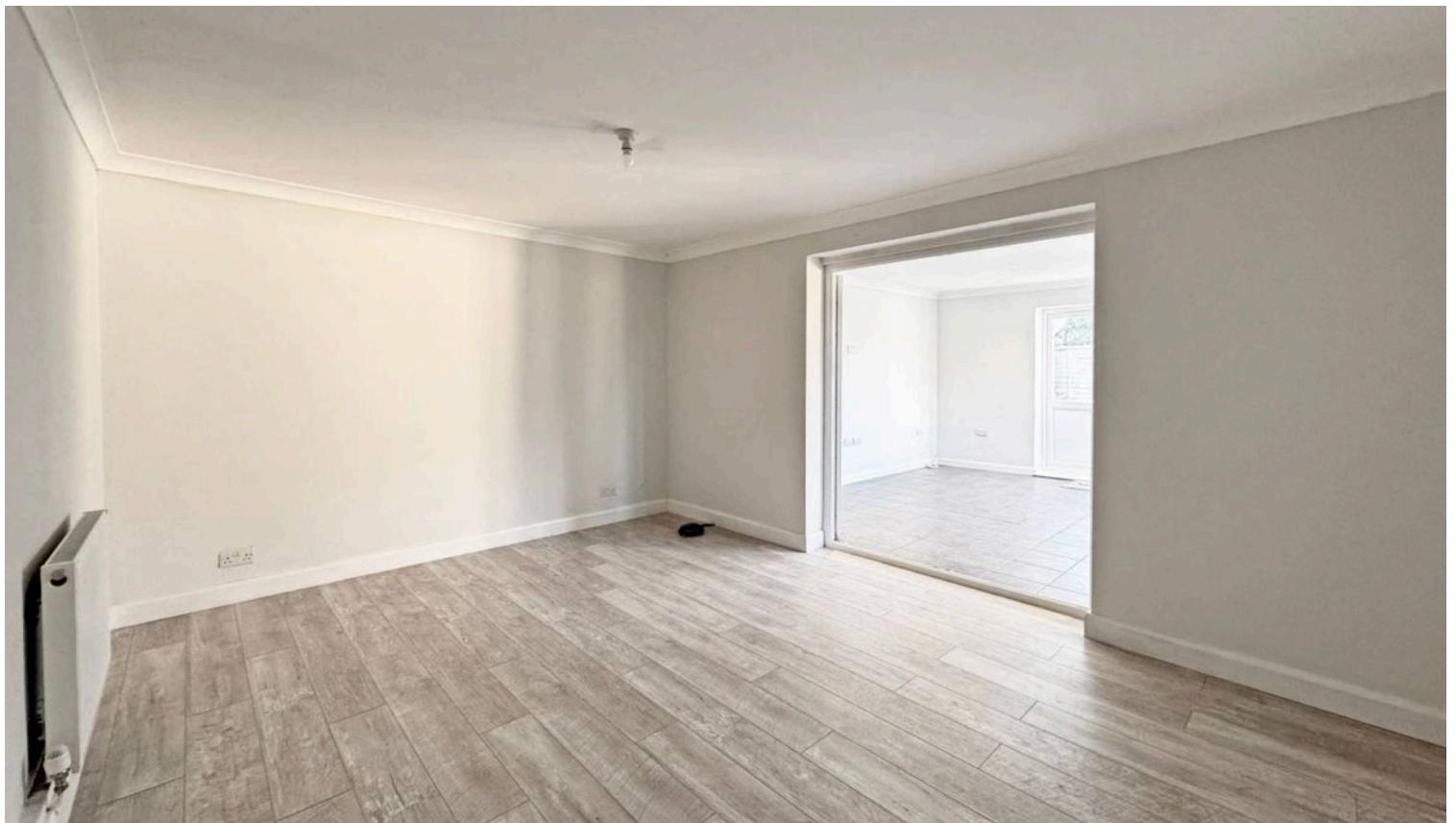
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Kitchen/Breakfast Room**

17' 1" x 9' 1" (5.21m x 2.77m)

**Lounge**

15' 6" x 11' 9" (4.72m x 3.58m)

**Dining Room**

14' 4" x 13' 8" (4.37m x 4.17m)

**Bedroom 1**

22' 10" x 15' 3" (6.96m x 4.65m)

**Bedroom 2**

15' 6" x 8' 9" (4.72m x 2.67m)

**Bedroom 3**

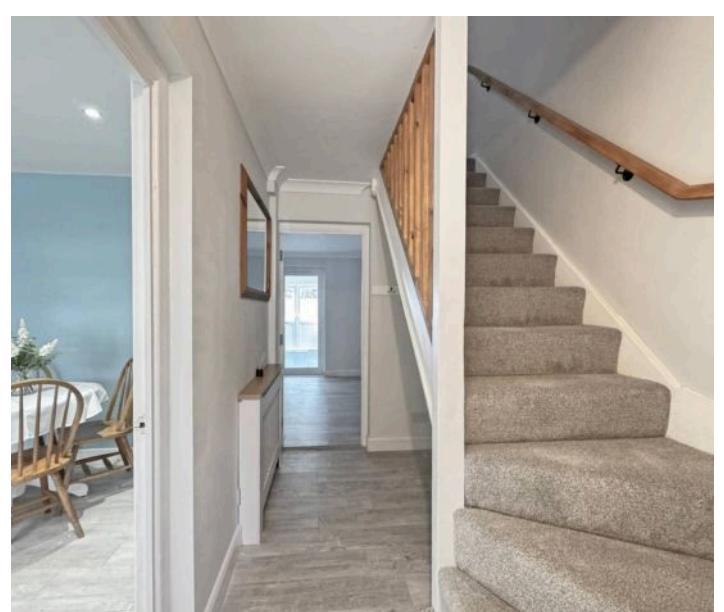
13' 3" x 8' 9" (4.04m x 2.67m)

**Bedroom 4**

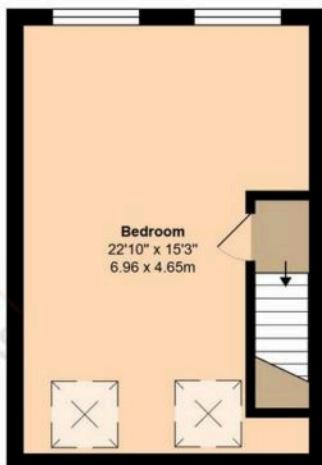
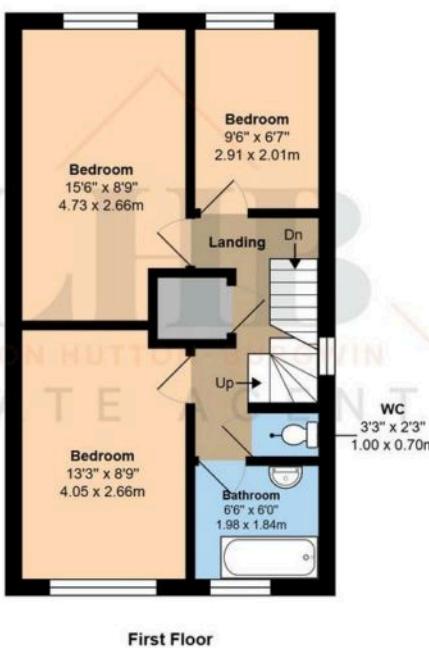
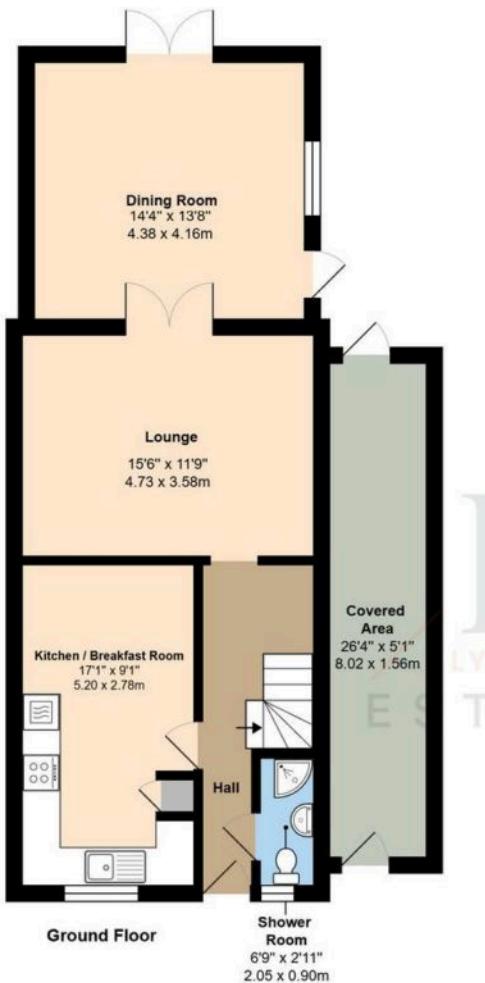
9' 6" x 6' 7" (2.90m x 2.01m)

**Bathroom**

6' 6" x 6' 0" (1.98m x 1.83m)

**Hallway & Landing**





Total Approx. Floor Area 1636 ft<sup>2</sup> ... 152.0 m<sup>2</sup> (Includes Covered Area)

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 any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Prepared by 1st Image 2025

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.