



Gladstone House Water Lane, Angmering - BN16 4EJ

Asking Price £475,000 Freehold

Attractive, well-presented three-bedroom detached home • Spacious lounge, separate dining room and fitted kitchen • Three well-proportioned bedrooms and family bathroom • Entrance hall and convenient ground floor WC • Generous gravel driveway providing ample off-road parking • Detached garage and an eye-catching tiered rear garden with a variety of seating areas • Within walking distance of Angmering village centre, with independent shops, cafés and local amenities • Sellers have found a chain-free bungalow they wish to pursue, offering a potential opportunity for a smooth onward move





Gladstone House is an attractive, well-presented three-bedroom detached home, occupying a generous plot and offering well-proportioned accommodation throughout. The ground floor comprises an inviting entrance hall, a spacious lounge, a separate dining room and a fitted kitchen, together with a useful ground floor WC.

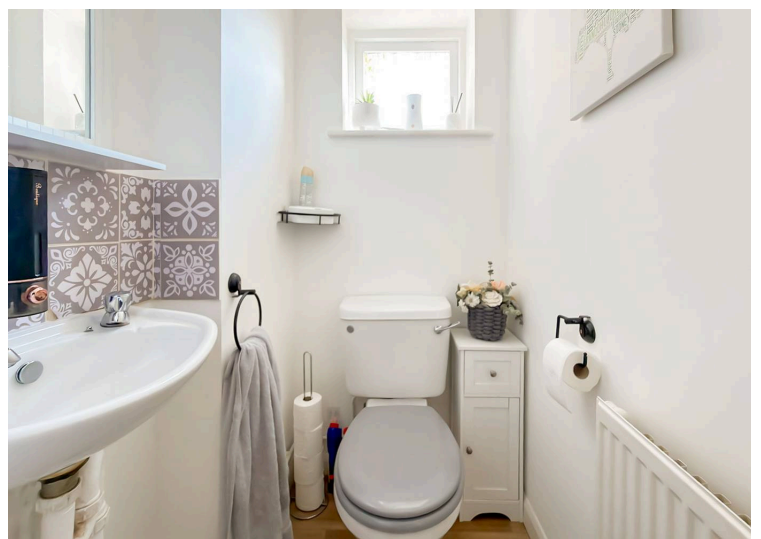
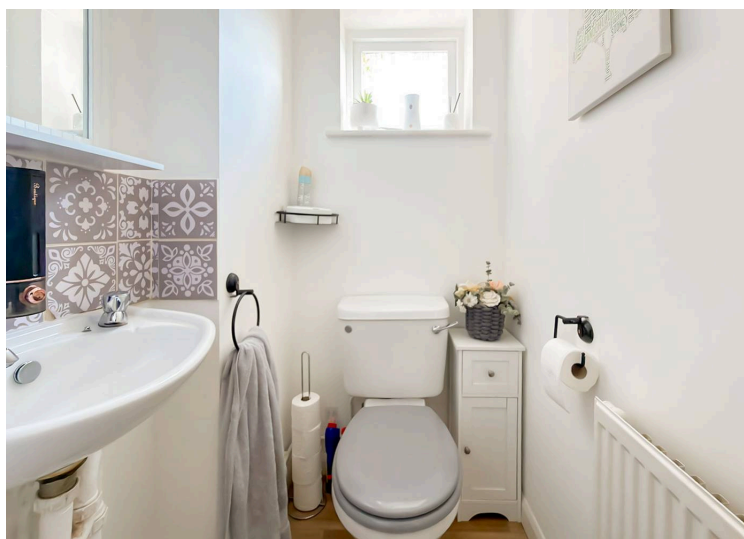
Upstairs, there are three bedrooms served by a family bathroom, with the property offering a practical layout suited to a variety of buyers. Outside, the generous gravel driveway provides ample off-road parking and leads to a detached garage, while the eye-catching tiered rear garden features a variety of seating areas, creating a wonderful space for relaxing and entertaining.

Combining detached living, a generous plot and versatile accommodation, this is an appealing home with plenty to offer. The sellers are looking to move to a bungalow and have already found a chain-free property they wish to pursue, presenting a great opportunity for prospective purchasers.

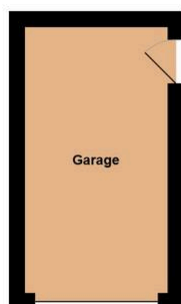
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next,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

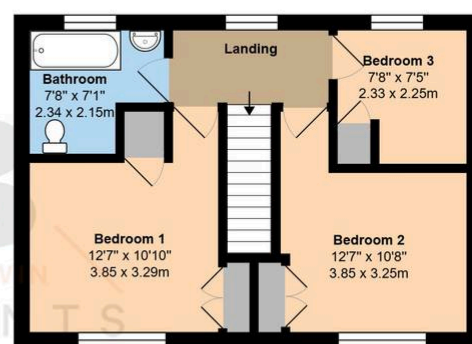
EPC Energy Efficiency Rating: E







Ground Floor



First Floor

Total Area: 882 ft² ... 82.0 m² (Excludes Garage)

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

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.