



Flat 1, St. Margarets Court Arundel Road, Angmering - BN16 4NQ

£225,000 Leasehold

Updated ground floor apartment in the highly regarded St Margarets Court retirement development, Angmering Village • Refitted modern kitchen with quality NEFF appliances and larder cupboard with plumbing for a washing machine • Generous living room with direct access to patio area and well-maintained communal gardens • Spacious main bedroom with standalone wardrobes and contemporary ensuite shower room • Second bedroom ideal for guests or study, plus additional refitted shower room with WC • Upgraded electric boiler with central heating system and radiators (no gas on site) • Fully replastered and rewired, with Karndean flooring to entrance hall, kitchen and bedroom two, and carpets to living room and main bedroom • Access to communal facilities including residents' lounge with kitchenette and laundry room



This beautifully updated ground floor apartment is set within the highly sought-after St Margarets Court retirement development in the heart of Angmering Village. The property has been thoughtfully modernised in recent years, featuring a stylish refitted kitchen complete with quality NEFF appliances and the added convenience of plumbing for a washing machine discreetly housed within the larder cupboard. The generous living room offers a bright and welcoming space, with direct access out to a patio area and the well-maintained communal gardens beyond.

The accommodation further comprises a spacious main bedroom with standalone wardrobes and a contemporary ensuite shower room, along with a second bedroom and an additional refitted shower room with WC, ideal for guests. The home has also benefited from significant upgrades including a modern electric boiler system with radiators (no gas on site), full replastering and rewiring.

Finishing touches include Karndean flooring to the entrance hall, kitchen and second bedroom, with soft carpeting to the principal bedroom and living room. Residents also enjoy access to communal facilities including a laundry room and a comfortable lounge with kitchenette area, enhancing the sense of community within this popular development.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E





Kitchen

11' 5" x 7' 3" (3.48m x 2.21m)

Living Room

19' 2" x 10' 11" (5.84m x 3.33m)

Bedroom 1

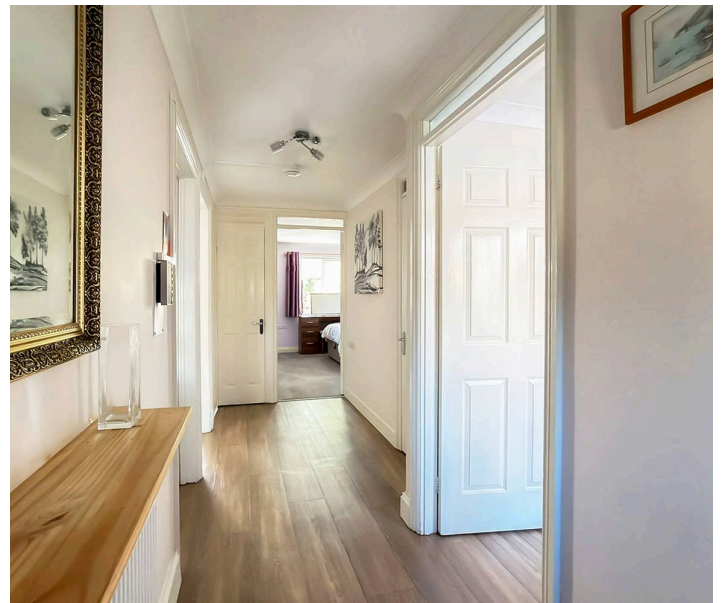
12' 11" x 10' 1" (3.94m x 3.07m)

Bedroom 2

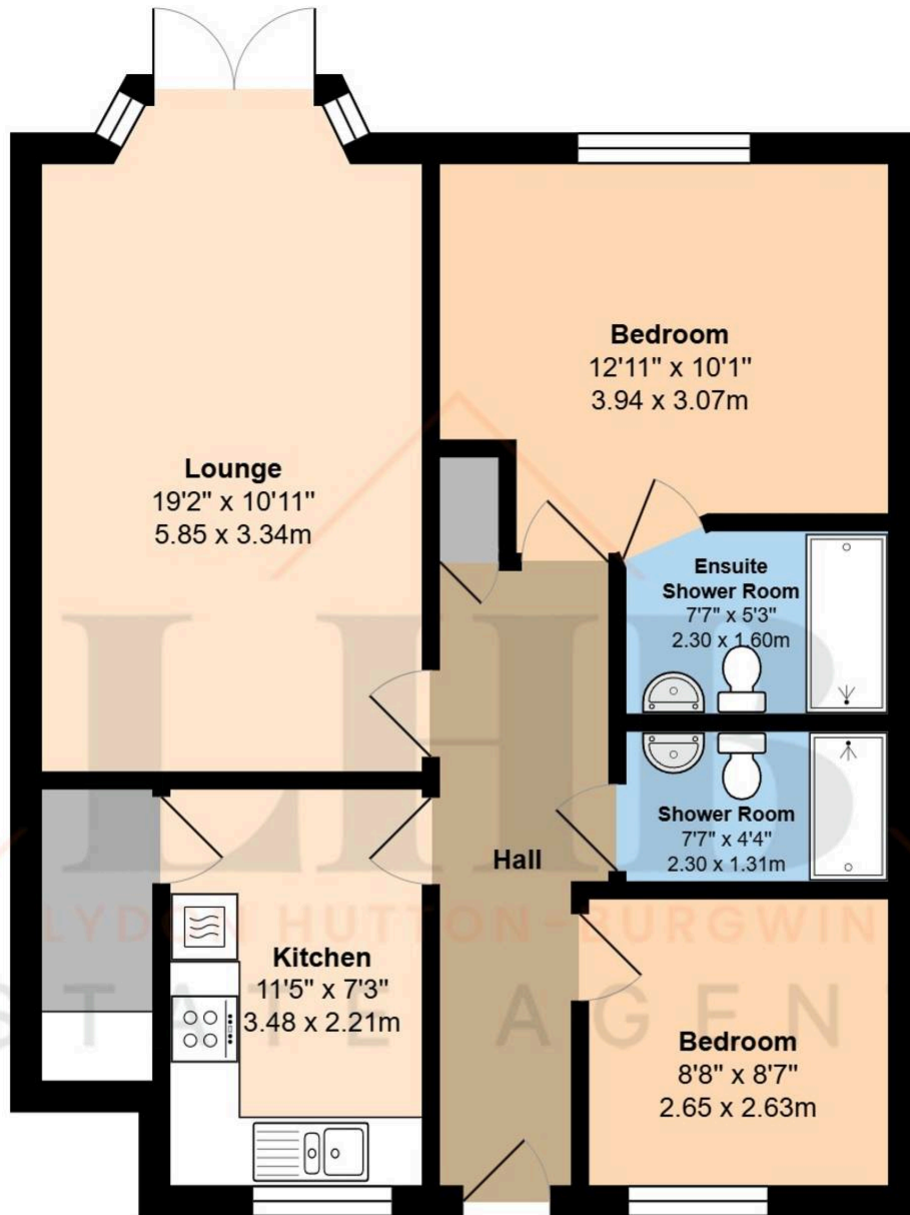
8' 8" x 8' 7" (2.64m x 2.62m)

Ensuite

Shower Room







Ground Floor

Total Area: 721 ft² ... 67.0 m²

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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