



86 Mill Road Avenue, Angmering – BN16 4HX

£539,950 £539,950 | Freehold

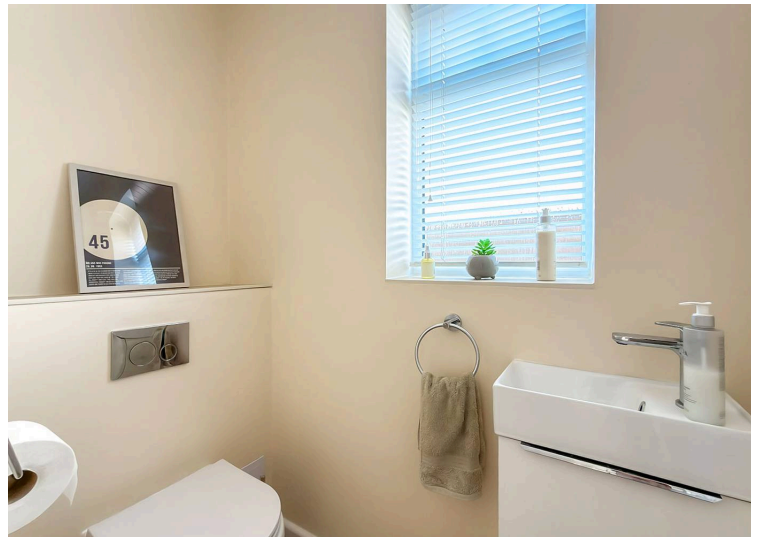
Beautifully presented bungalow offering stylish, comfortable single-storey living in a peaceful residential setting • Two generous double bedrooms, both filled with natural light and featuring built-in wardrobes in Bed 1 • Additional reception space providing valuable flexibility for relaxing, entertaining or creating a cosy snug • Contemporary fitted kitchen with integrated appliances, gas hob, breakfast bar and direct garden access • Modern bathroom with stylish fixtures, wall-mounted WC and walk-in shower, complemented by excellent natural light • Beautifully landscaped, low-maintenance gardens with spacious patio, mature planting, private seating area and garden shed • 27ft Garage with Electric Roll-Up Door • Fully re-wired. New combi boiler in recent years



This beautifully presented link-detached bungalow offers a harmonious blend of modern style and comfortable living across a thoughtfully designed single-storey layout. The property features two spacious bedrooms, both benefitting from large windows that flood the rooms with natural light and calming neutral decor, with Bedroom 1 also benefiting from built-in wardrobes for ample storage. The home boasts two inviting reception rooms, including an open plan living and dining area adorned with plush carpeting and centred around a stylish modern fireplace with a decorative mantel. Large windows and French doors in the living spaces provide seamless access to the well-maintained gardens, creating a bright, airy environment perfect for both every-day living and entertaining guests.

A sleek, contemporary kitchen is equipped with integrated appliances, a gas hob, and a breakfast bar, offering direct access to the garden via a glass door for easy indoor-outdoor dining. The modern bathroom features elegant fixtures, a wall-mounted toilet, and a walk-in shower, all enhanced by generous natural light. The bungalow has been completely rewired and benefits from a new combi boiler installed in recent years.

Outside, the bungalow impresses with its beautifully landscaped and low-maintenance gardens. A spacious patio surrounded by vibrant flower beds and neatly arranged shrubs, provides the perfect setting for outdoor dining and relaxation. An outdoor seating area and privacy fencing create a tranquil retreat for entertaining family and friends. Additional practicality is offered by a dedicated garden shed for storage and a private driveway with integrated garage, ensuring off-road parking for residents and guests. The garage is 27ft in length and benefits from an electric roller door. The front garden, with its decorative shrubs and gravel landscaping, enhances the property's kerb appeal while remaining easy to maintain.





This inviting bungalow is an ideal choice for buyers seeking contemporary comforts paired with thoughtful design and easy upkeep. The abundance of natural light, modern fixtures, and seamless connection between indoor and outdoor spaces create an atmosphere of warmth and relaxation. The combination of spacious interiors, practical storage solutions, and attractive outdoor areas will appeal to those who value both style and functionality in a peaceful residential 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Bedroom

14' 5" x 12' 0" (4.39m x 3.67m)

Bedroom

10' 11" x 9' 11" (3.33m x 3.01m)

Kitchen

10' 11" x 9' 6" (3.33m x 2.89m)

Lounge

14' 8" x 12' 0" (4.47m x 3.67m)

Dining room

9' 2" x 9' 0" (2.80m x 2.75m)

Garage

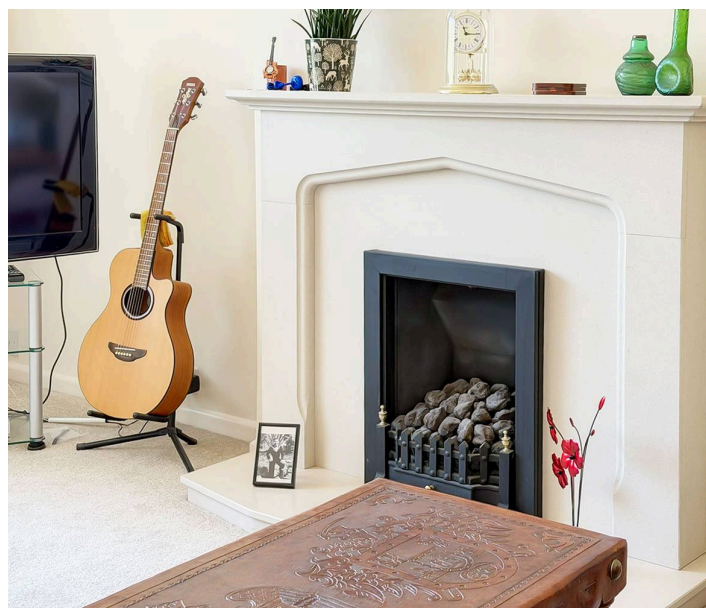
14' 8" x 8' 11" (4.47m x 2.72m)

Wc

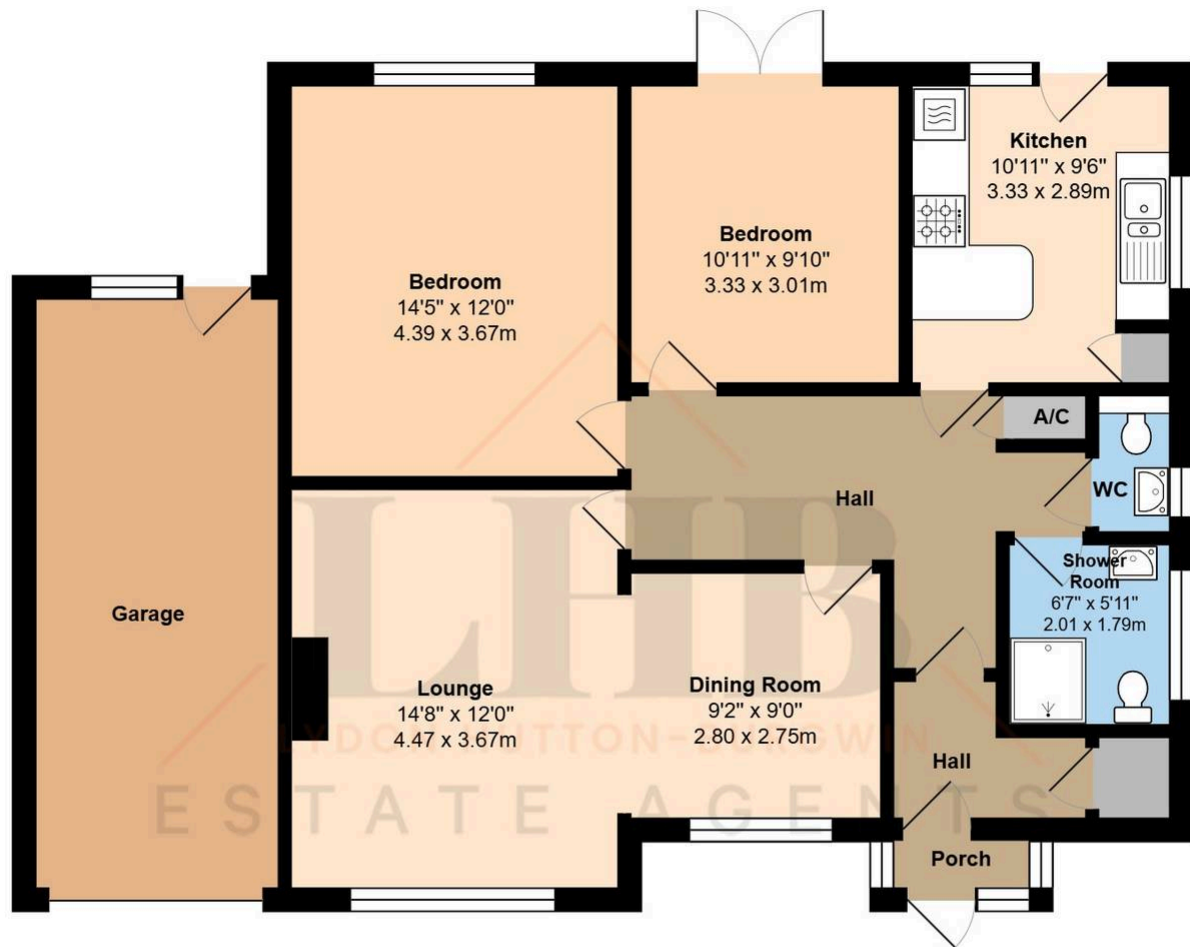
Shower room

6' 7" x 5' 10" (2.01m x 1.79m)

Storage







Total Area: 1124 ft² ... 104.5 m² (includes Garage, Excludes Storage & Porch)

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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