



15 The Cottrells, Angmering – BN16 4AF

£375,000 OIRO | Freehold

Impeccably presented, move-in-ready Edwardian cottage tucked away in the highly sought-after 'The Cottrells' • Two generous double bedrooms and a spacious family bathroom • Bright and spacious lounge/dining room – perfect for relaxing and entertaining • Well-appointed kitchen with separate utility room and convenient ground floor cloakroom • Beautifully maintained rear garden backing directly onto the village allotments for a peaceful, private outlook • Just a short walk to Angmering's historic village centre, with its independent shops, cafés, pubs and amenities • Excellent transport links, including a mainline station with direct services to Gatwick and London Victoria, plus easy access to Worthing, Arundel, Chichester and the A27 • Superb village lifestyle, with nearby golf courses, sailing facilities, health clubs, beaches and extensive shopping in neighbouring Rustington



Hidden away within the highly sought-after 'The Cottrells', this impeccably presented, 'move-in-ready' Edwardian cottage effortlessly combines timeless character with stylish modern living. Just a short stroll from Angmering's historic village centre, the property enjoys a wonderfully peaceful setting, while the beautifully maintained rear gardens back directly onto the village allotments, creating a delightful sense of privacy and greenery.

The welcoming entrance hall leads into a spacious dual-purpose lounge and dining room, providing an ideal space for both relaxing and entertaining. To the rear, the well-appointed kitchen is complemented by a separate utility room and a convenient ground floor cloakroom, offering practicality alongside everyday comfort. Upstairs, the property continues to impress with two generous double bedrooms and a spacious family bathroom, all arranged around a central landing.

Outside, the attractive rear garden has been thoughtfully maintained and provides a tranquil retreat with open views across the adjoining allotments, making it the perfect place to enjoy the peaceful surroundings. Beautifully presented throughout and occupying one of Angmering's most desirable locations, this charming cottage offers an exceptional opportunity for buyers seeking character, convenience and a wonderful village lifestyle. Angmering's historic square dates back to the Bronze Age, with 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

EPC Energy Efficiency Rating: D





Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

Living Room / Dining Room

14' 9" x 10' 5" (4.50m x 3.18m)

Bedroom 1

14' 9" x 11' 6" (4.50m x 3.51m)

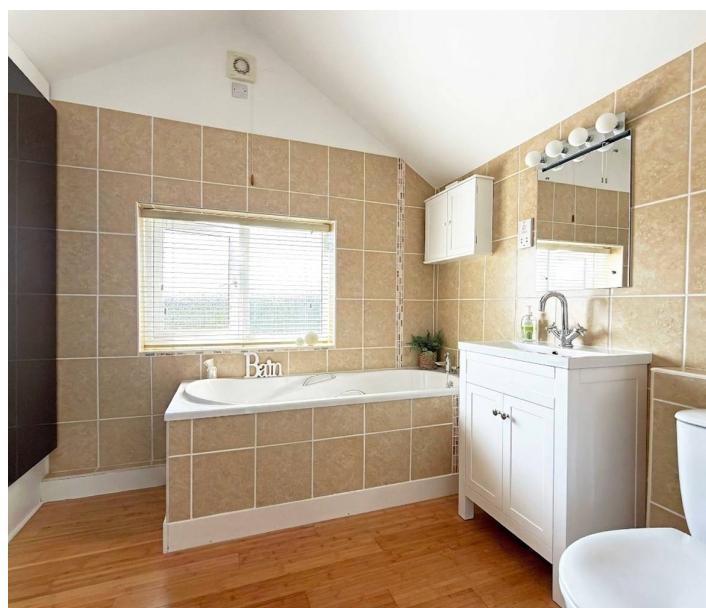
Bedroom 2

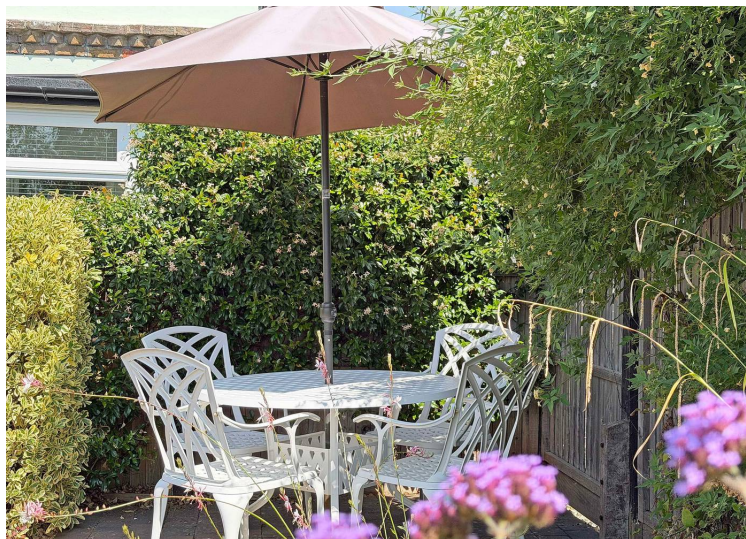
10' 2" x 9' 6" (3.10m x 2.90m)

Bathroom / Shower Room

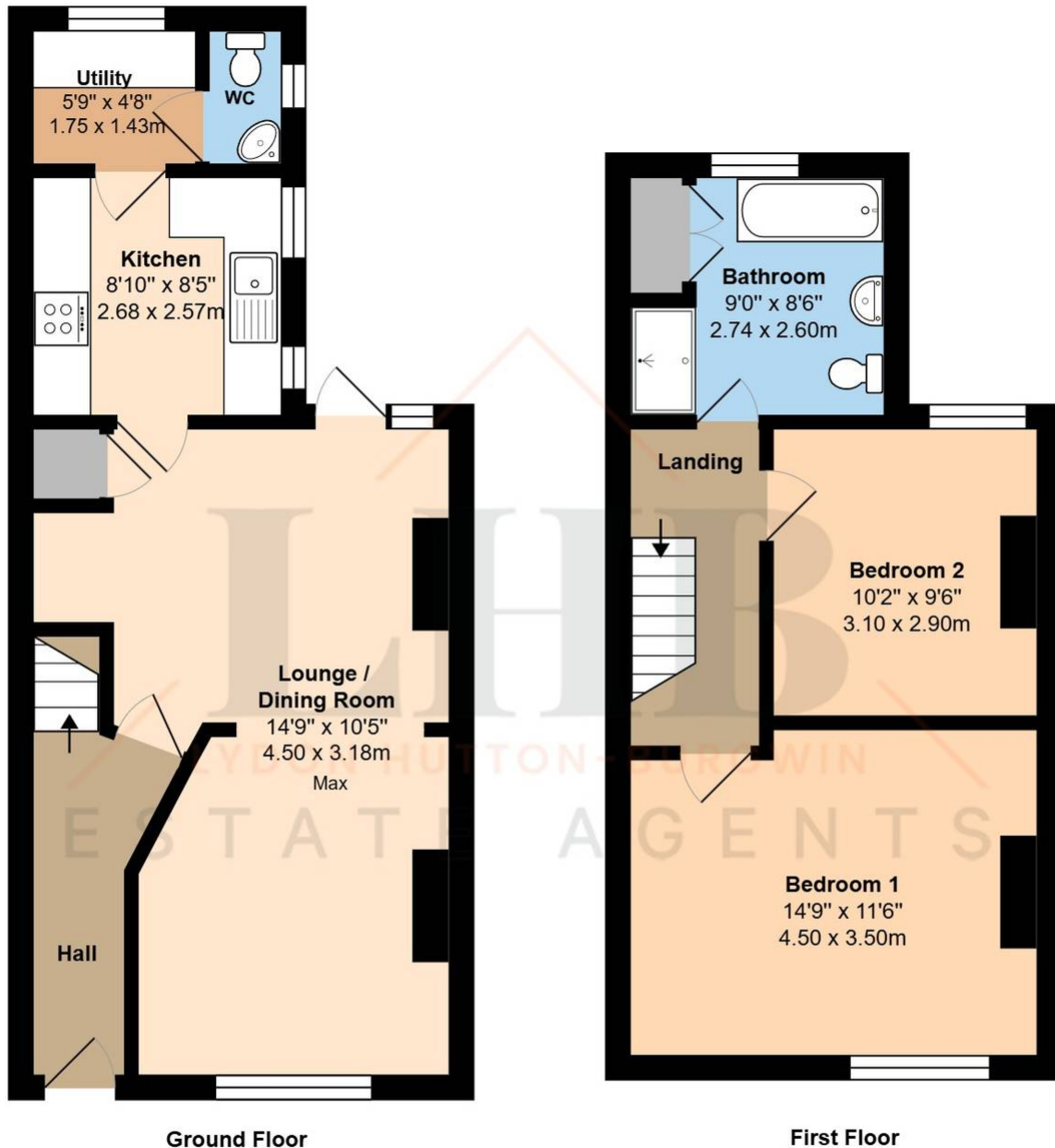
Utility Room

WC









Total Area: 884 ft² ... 82.1 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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