



**Decoy Drive, Angmering, West Sussex, BN16 4DN**

Guide Price **£275,000**

**JS**  
Jacobs Steel



**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Council Tax Band:** B

- Three-bedroom home set within a quiet close in Angmering
- Bright sitting room with doors opening onto the rear garden.
- Modern open-plan kitchen/diner with contemporary fittings.
- Rare open outlook across the parkland behind the garden.
- Well-balanced bedrooms on the first floor.
- Family bathroom.
- Allocated parking for convenience.
- Located in a friendly, community-focused village.
- Close to excellent amenities, cafés, shops and pubs.
- Superb access to The Angmering School, mainline station, A259 and A27.

A well-presented three-bedroom home set in a quiet close in the heart of Angmering, featuring a modern kitchen/diner, a bright sitting room opening onto the garden and allocated parking. The rear garden enjoys a rare open outlook across the parkland behind, creating a peaceful, more private setting. Ideally placed for village amenities, the highly regarded Angmering School, excellent road and rail links, and easy access to East Preston, Rustington and the coast. Marketed by Jacobs Steel East Preston.



Jacobs Steel East Preston are delighted to offer this well-presented three-bedroom home on Decoy Drive, tucked away in a quiet close within one of Angmering's most genuinely friendly and welcoming village communities. The property enjoys bright, easy-living accommodation throughout, including a modern open-plan kitchen/diner and a comfortable sitting room with doors opening directly onto the garden. The upper floor has access to a full loft for storage. The home also benefits from allocated parking, adding everyday convenience.

A particular highlight is the rear aspect, where the garden enjoys an open and uninterrupted outlook across the parkland behind. It creates a peaceful and more private setting that feels unusually spacious — ideal for families, pets or simply enjoying the outdoors in a calm environment.

Angmering remains one of the area's most sought-after villages, well known for its warm community feel and excellent everyday amenities. Independent cafés, pubs, local shops and useful services are all within easy reach, contributing to the relaxed, sociable lifestyle the village is loved for.

The highly regarded Angmering School, along with several respected primary options, further enhances the appeal for families wishing to settle in the area. Superb transport connections, including Angmering mainline station and direct links to the A259 and A27, make commuting straightforward, while East Preston, Rustington and the coast are all just a short drive away as is the Angmering Park Estate with its peaceful woodland walks.

Altogether, this is a home that blends modern comfort with genuine village charm, in a quiet and convenient setting that offers both privacy and a true sense of community.



Ground Floor



Floor 1



Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

