



Beech Way, Angmering, BN16 4FQ

Freehold

Immaculate two bedroom House • Two double bedrooms • Offered in excellent order throughout • West facing garden • Quiet location • Walking distance to Angmering village, shops, schools and all amenities • For more information visit the Cooper Adams website

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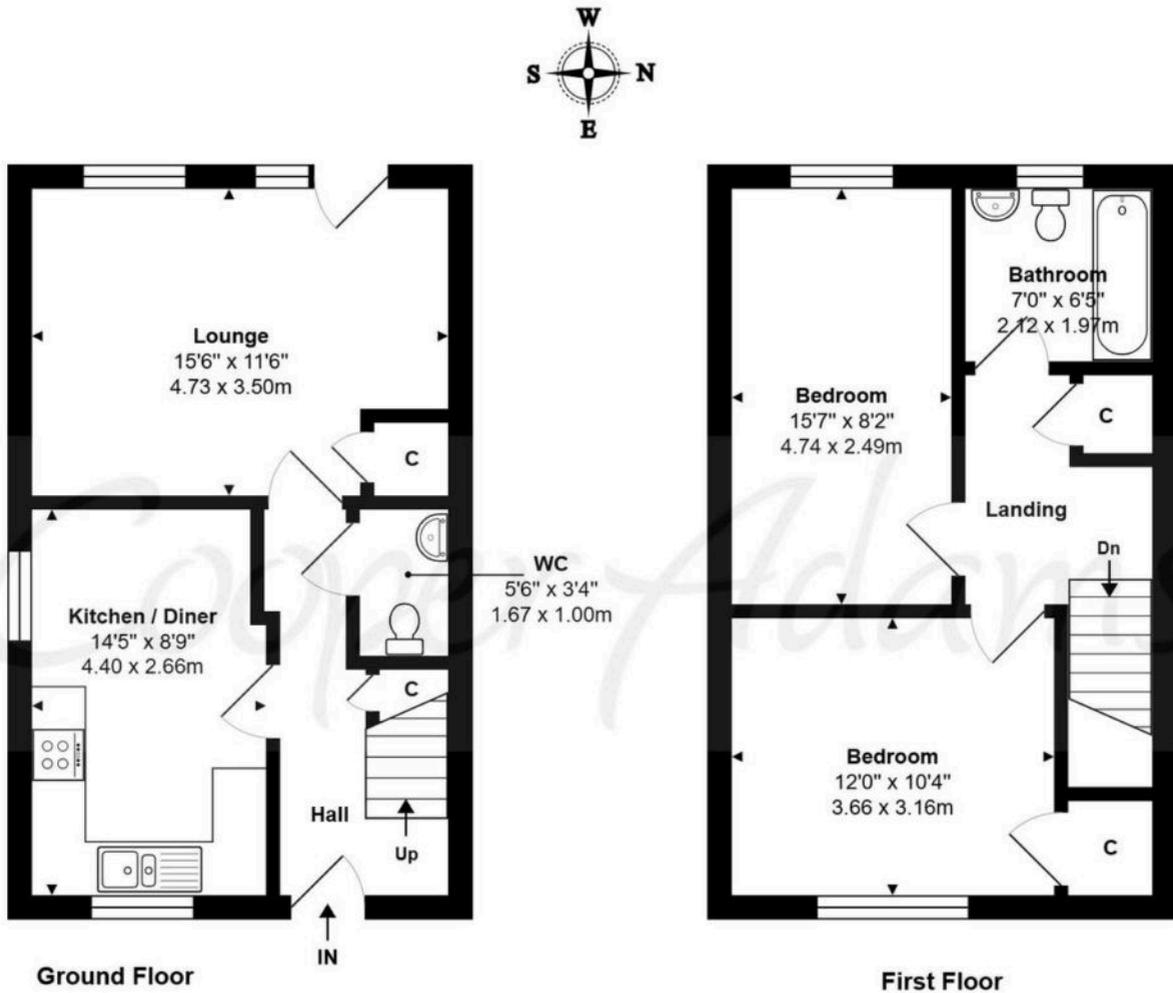
An immaculate two-bedroom home, beautifully presented and ideally positioned at the end of a quiet road overlooking an attractive green. The property offers a generous entrance hall leading to a well-appointed kitchen/breakfast room, cloakroom WC, and a bright sitting room with delightful views over the garden and direct access outside, perfect for entertaining. There is also a useful cloaks cupboard. The downstairs cupboard can also be adapted to accommodate a stair lift installation, providing access to the first floor. Upstairs, the main bedroom is positioned to the front of the house and benefits from a large wardrobe. Bedroom two is a good-sized double with pleasant views over the garden. The bathroom is fitted with a modern suite including a power shower over the bath. The west-facing rear garden is a real feature of the home, enjoying afternoon and evening sun. It is attractively arranged with a patio seating area and lawn, complemented by well-stocked flower borders planted with seasonal bulbs and perennials that promise a lovely display throughout the summer months. To the front, there is an allocated parking space as well as visitor parking. Ideally located within walking distance of Angmering village centre, with its shops, school and amenities.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





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Total Area: 825 ft² ... 76.6 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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