



35 Meadowside, Angmering - BN16 4BW

£325,000 Freehold

Attractive three-bedroom end-of-terrace home, ideal for first-time buyers or those looking for their next step on the property ladder. • Spacious kitchen/dining room, perfect for everyday living and entertaining. • Separate dual-aspect living room, providing plenty of natural light. • Ground-floor cloakroom with WC, plus a family bathroom. • Low-maintenance, south-facing rear garden, ideal for enjoying the sunshine. • Pleasant outlook to the front over a small green. • Convenient village location, within walking distance of Angmering's historic square, independent shops, cafés, pubs and local amenities, with further retail facilities available in nearby Rustington. • Excellent transport and leisure links, with golf, sailing and Lanes Health Club nearby, easy access to the A27 and surrounding towns, and direct rail services to Gatwick Airport and London Victoria.



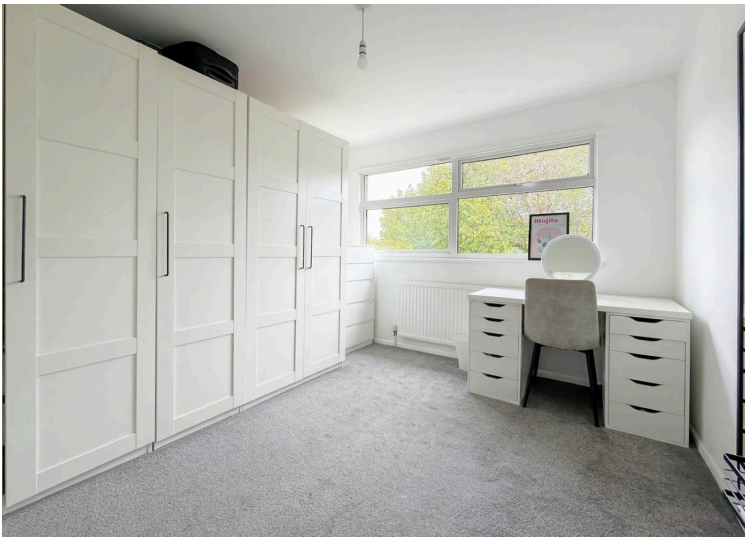
This attractive three-bedroom end-of-terrace home offers well-proportioned accommodation, making it an ideal choice for first-time buyers or those looking to take their next step on the property ladder. The property boasts a spacious kitchen/dining room, a separate dual-aspect living room providing plenty of natural light, a convenient ground-floor cloakroom with WC and a family bathroom. Outside, the low-maintenance, south-facing rear garden provides an ideal space to relax and enjoy the sunshine, while to the front, the property enjoys a pleasant outlook over a small green. Early viewing is highly recommended to appreciate all this home has to offer.

Ideally positioned to enjoy the best of village life, the property is within a short stroll of Angmering's historic square, a charming setting with roots dating back to the Bronze Age, surrounded by historic homes and a welcoming selection of independent shops and eateries, including The Spotted Cow, Bentley's Café and Juna Home and Garden. Nearby Rustington provides a wider range of retail facilities, including Next, Dunelm, Aldi, Asda and Sainsbury's. Leisure opportunities are plentiful, with golf, sailing and Lanes Health Club all close at hand. Situated south of the A27, Angmering also offers convenient access to Worthing, Arundel, Bognor Regis and Chichester, while Angmering mainline station provides direct rail links to Gatwick Airport and London Victoria. Combining village charm, excellent amenities and convenient transport links, this is a home ideally suited to modern living.

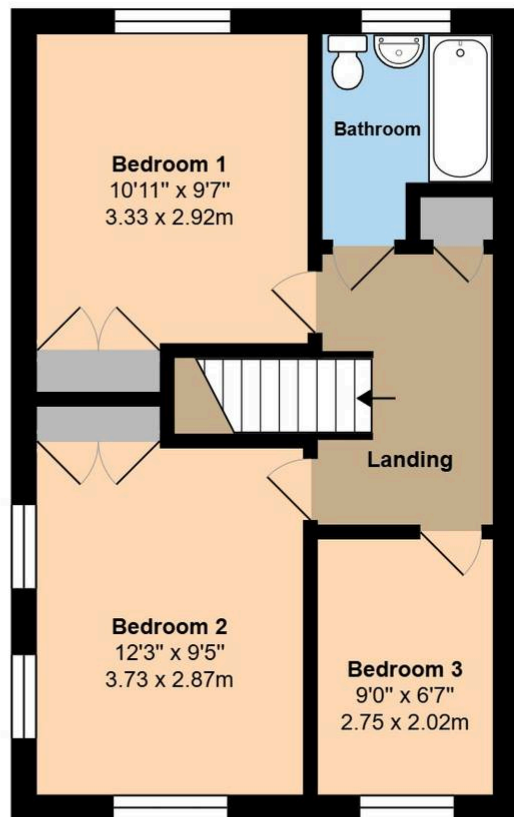
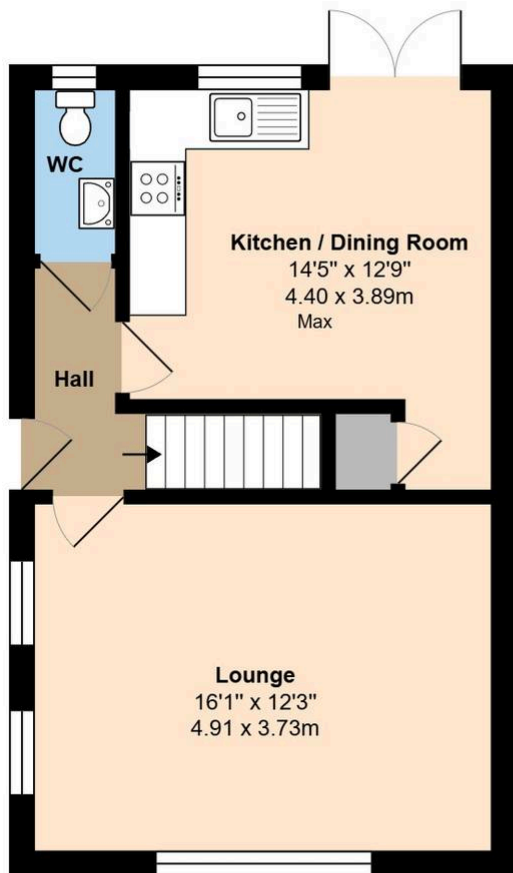
Council Tax Band: C

Tenure: Freehold

EPC - TBA







Total Area: 865 ft² ... 80.4 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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