



## 8 Teulon Court Station Road, Angmering – BN16 4NR

£360,000 £360,000 Asking Price | Freehold

Three well-proportioned bedrooms, including principal with en-suite • Spacious lounge ideal for relaxing and entertaining • Modern kitchen with practical layout • Ground floor cloakroom and family bathroom • Southerly aspect, low-maintenance patio garden • Allocated parking and garage • Well-presented throughout with a bright and airy feel • Walking distance to mainline station with direct links to Brighton, London Victoria and Gatwick



This well-presented home offers a bright and spacious layout, with a generously sized lounge forming the heart of the property and providing an ideal space for both relaxing and entertaining. The adjoining kitchen is thoughtfully arranged with excellent cupboard and worksurface space, while the ground floor also benefits from a convenient cloakroom, a useful storage cupboard, and a welcoming entrance hall.

Upstairs, the property features three comfortable bedrooms, including a principal bedroom with fitted wardrobes and its own en-suite, alongside a modern family bathroom, all accessed from a central landing. A further storage cupboard is also located on the first floor, adding to the home's practicality.

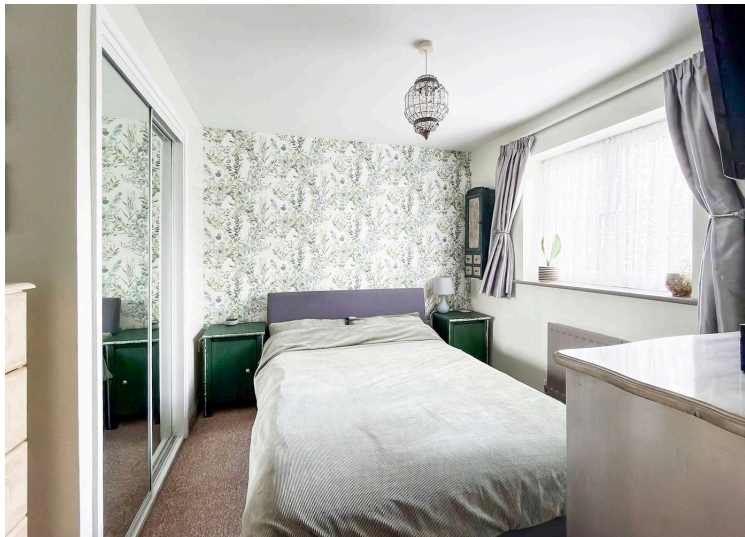
Externally, the property enjoys a low-maintenance patio garden with a desirable southerly aspect, perfect for outdoor dining and enjoying the sun throughout the day. Further benefits include allocated parking and a garage, making this an excellent choice for those seeking both practicality and a comfortable lifestyle in a well-designed home.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Living Room/Dining Room**

20' 2" x 19' 0" (6.15m x 5.79m)

**Kitchen/Breakfast Room**

10' 8" x 9' 8" (3.25m x 2.95m)

**Bedroom 1**

15' 0" x 10' 5" (4.57m x 3.18m)

**Bedroom 2**

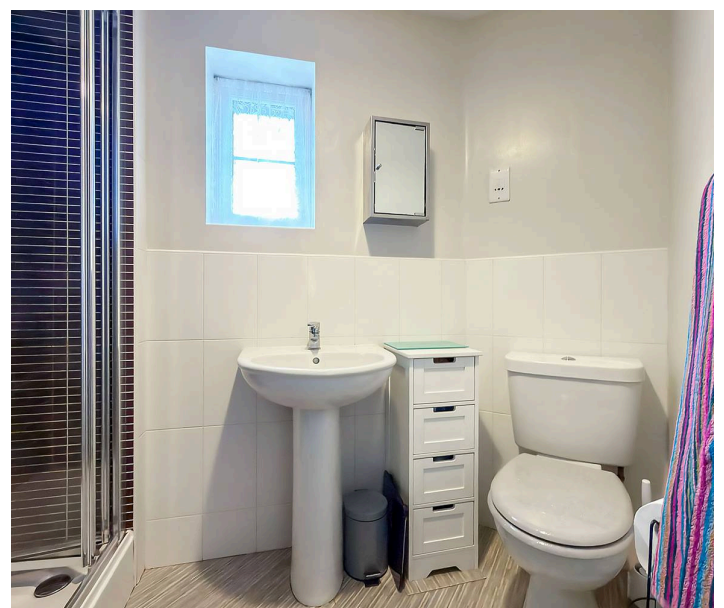
15' 9" x 8' 3" (4.80m x 2.52m)

**Bedroom 3**

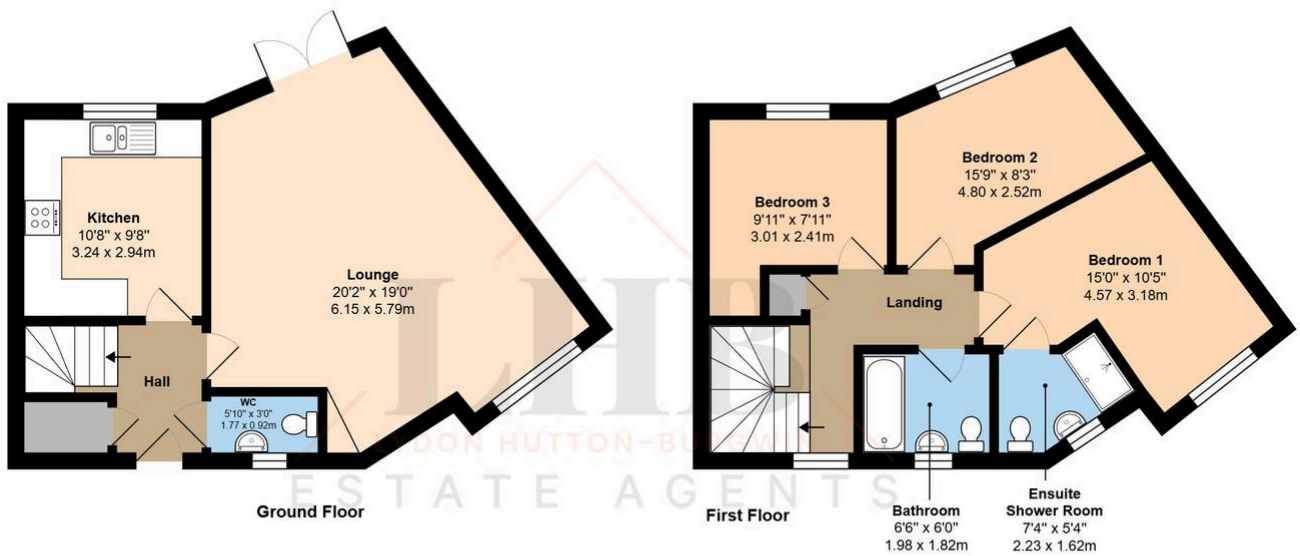
9' 11" x 7' 11" (3.02m x 2.41m)

**Ensuite**

**Bathroom**







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. Created by 1st Image 2026

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