



High Street, Angmering, BN16 4AG

Freehold

Stunning three bedroom character flint cottage • Approx 150ft south facing garden • Double glazed garden/office room • Secure oak gates featuring a keyed lock and bolt • Situated in a conservation area in Angmering • Refurbished to an extremely high standard • Grade 2 Listed • For more information visit the [Cooper Adams website](#)

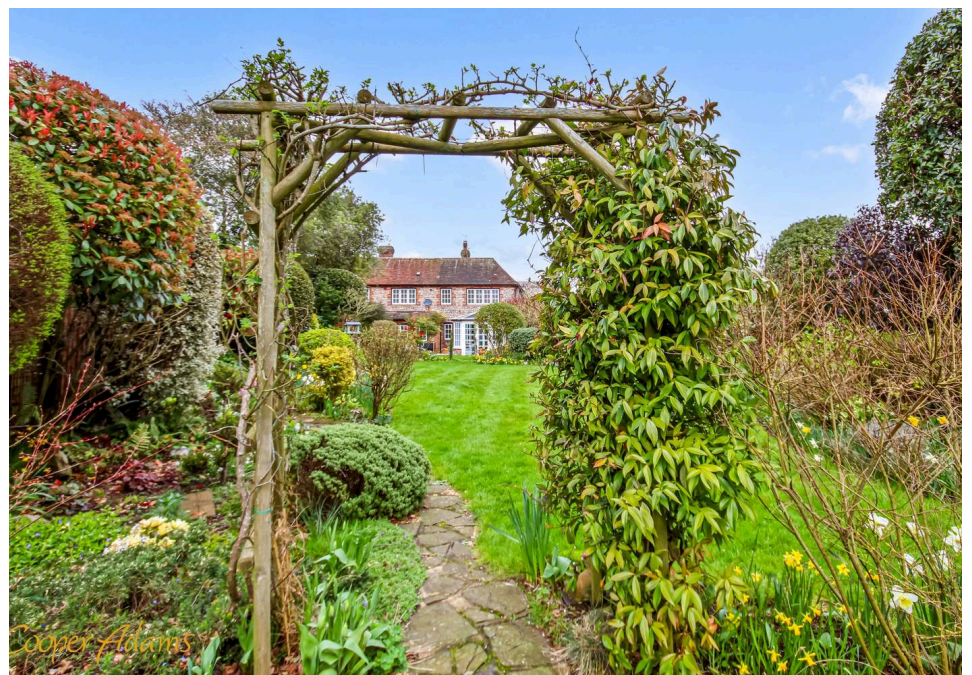
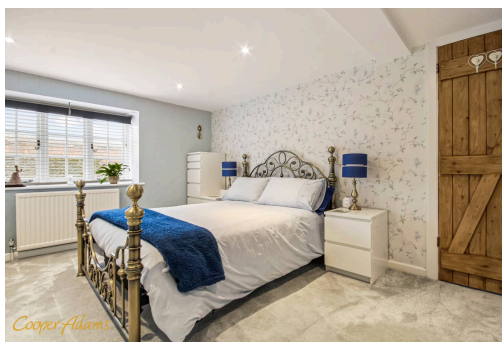
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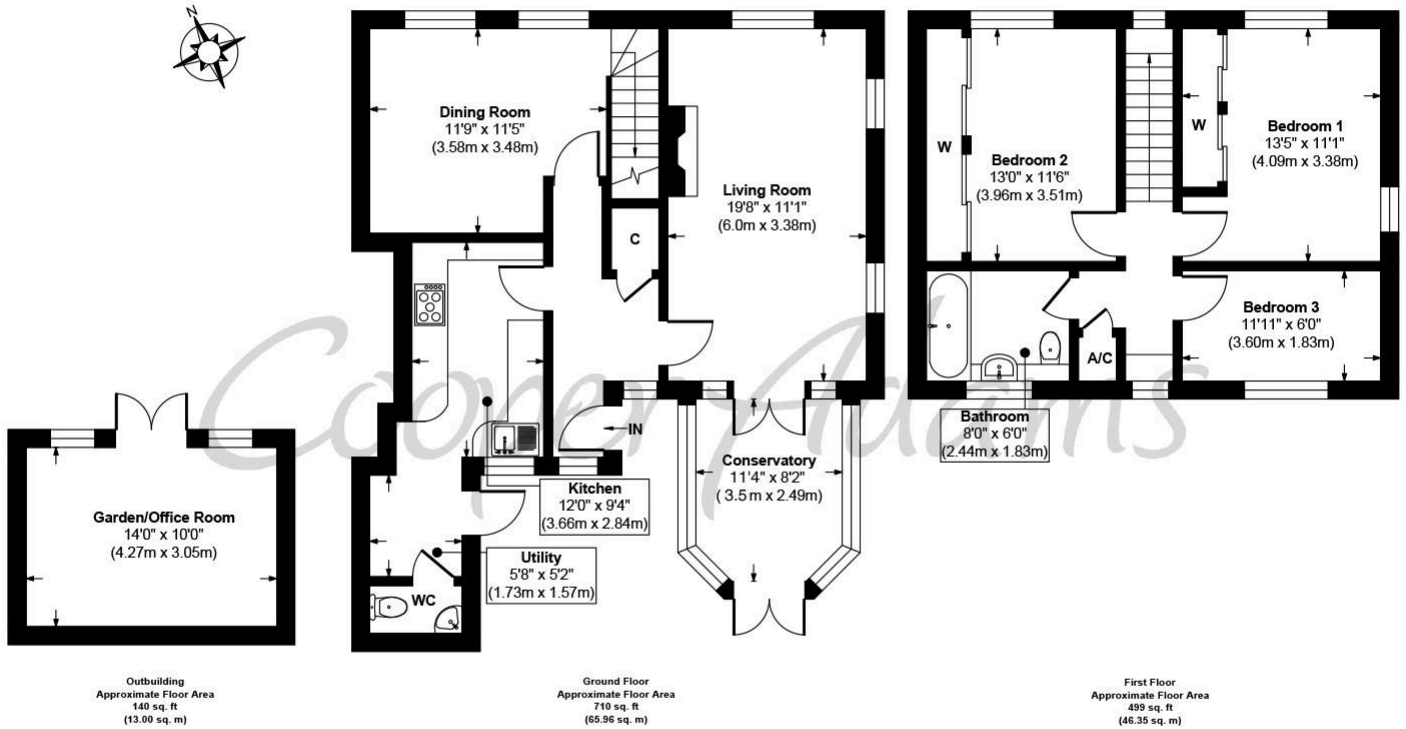
An exceptional Grade II listed three-bedroom flint cottage, beautifully renovated to a high standard while retaining 17th-century character. Located in the desirable conservation area of Angmering, it enjoys wonderful views over south-facing gardens. The home opens via a light-filled conservatory with seating leading to an elegant living room centred around a log-burning fireplace. The bespoke kitchen features granite worktops, a larder, utility area, and cloakroom, with stable doors opening onto the garden. A charming dining room with bay windows provides an inviting space for entertaining. Upstairs, the principal bedroom and second bedroom both offer fitted wardrobes, while a third bedroom currently serves as a study. The stylish family bathroom boasts underfloor heating and a rain-effect shower over the bath. The 150ft south-facing garden is a standout feature, beautifully landscaped with mature flowers, winding paths, and multiple seating areas. Highlights include a magnolia tree, flourishing passion flowers, a greenhouse, and a fully insulated heated summer house, perfect as a home office, studio, or retreat. Additional benefits include a double garage, off-street parking, and easy access to Angmering village centre with its shops, cafés, schools, 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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Approx. Gross Internal Floor Area 1349 sq. ft / 125.31 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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