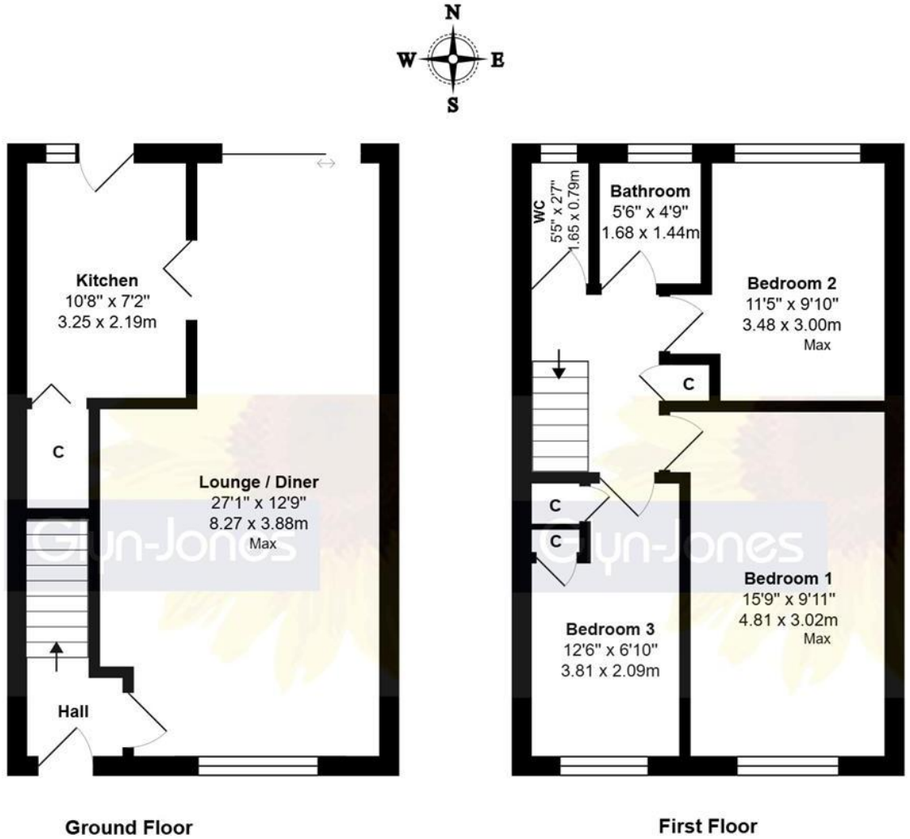


Total Area: 931 ft² ... 86.5 m²

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.
Created by 1st Image 2026

64 Merryfield Crescent,

Angmering, BN16 4DA

"Guide Price" £350,000 (Freehold)



It is our pleasure to present this attractive mid-terraced house to the market, boasting the notable addition of a double-width paved driveway immediately in front.

Internally, the property offers well-appointed and deceptively spacious accommodation, which, in brief, comprises; three bedrooms; a generous dual aspect lounge/dining room; fitted 'shaker' style kitchen; contemporary bathroom; and a separate WC.

The rear garden is a further feature; being mainly laid to lawn, with gated pedestrian access onto a rear alley, and encompassing a timber storage shed.

Additional benefits include; gas central heating; striking 'Georgian' style double glazed windows; some recent redecoration; and a brick-built garage located within a nearby compound.

Council Tax Band – C **Energy Efficiency Rating** – C

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed, prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.



Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

64 Merryfield Crescent, Angmering, BN16 4DA

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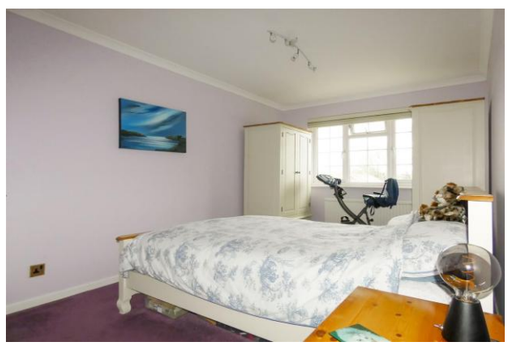
The property is situated in a popular residential location approximately 0.5-mille from Angmering's picturesque village centre, with its useful range of shops, medical centre, and village hall.

There are also two local primary schools within an approximate 0.5-mile radius, plus a local bus route can be picked up along nearby Chantryfield Road and Arundel Road.

Angmering is delightfully positioned on the immediate outskirts of the South Downs National Park, convenient for access to the A27 and A259, both of which provide links to the larger neighbouring towns of Worthing, Bognor Regis, and Littlehampton.

Furthermore, the seafront can be found in approximately 2-miles, whilst Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located within approximately 1.25-miles.







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