



16 Dell Drive, Angmering, Littlehampton, BN16 4HE

£520,000

- Detached Bungalow On Popular Development Situated within Angmering Village
- Two Double Bedrooms
- Shower Room With Further Separate WC
- Chain Free
- 27'9 Lounge/Dining Room
- 14'5 Kitchen
- West Facing Rear Garden
- 11'4 Conservatory
- 15'2 Master Bedroom
- Vacant Possession

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Detached Bungalow on Popular Development in Angmering Village

Chain Free | Vacant Possession | Two Double Bedrooms | West Facing Rear Garden

Situated on a popular residential development in the heart of Angmering Village, this well-proportioned detached bungalow offers spacious and versatile accommodation, making it an ideal home for those looking to enjoy single-level living.

The property features an impressive 27'9 lounge/dining room, providing plenty of space for both relaxing and entertaining, with doors leading through to the 11'4 conservatory and onto the rear garden. The 14'5 separate kitchen offers a good range of storage and worktop space, while there are two generous double bedrooms, including a particularly spacious 15'2 master bedroom to the rear of the bungalow.

A shower room and separate WC provide practical facilities, while outside the west-facing rear garden offers a pleasant space to enjoy the afternoon and evening sunshine. Further benefits include a garage and driveway parking.

Offered for sale with vacant possession and no onward chain, this is a fantastic opportunity to acquire a detached bungalow in a sought-after development. Viewing is highly recommended.



Council Tax Band: E

Tenure: Freehold



KITCHEN

14'5x8'7

LOUNGE/DINING ROOM

27'9x11'8

CONSERVATORY

11'4x11'4

MASTER BEDROOM

15'2x8'7

BEDROOM 2

12'4x8'7

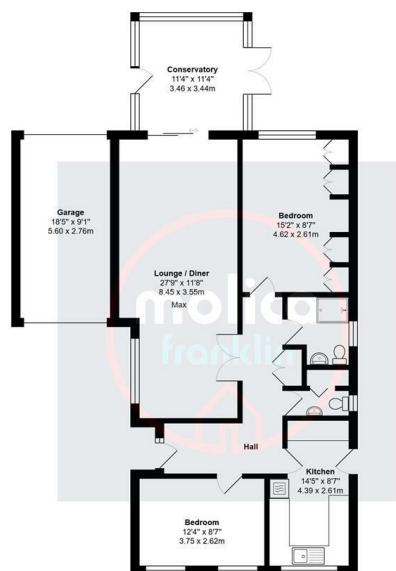
SHOWER ROOM

7'0x6'7

GARAGE

18'5x9'1



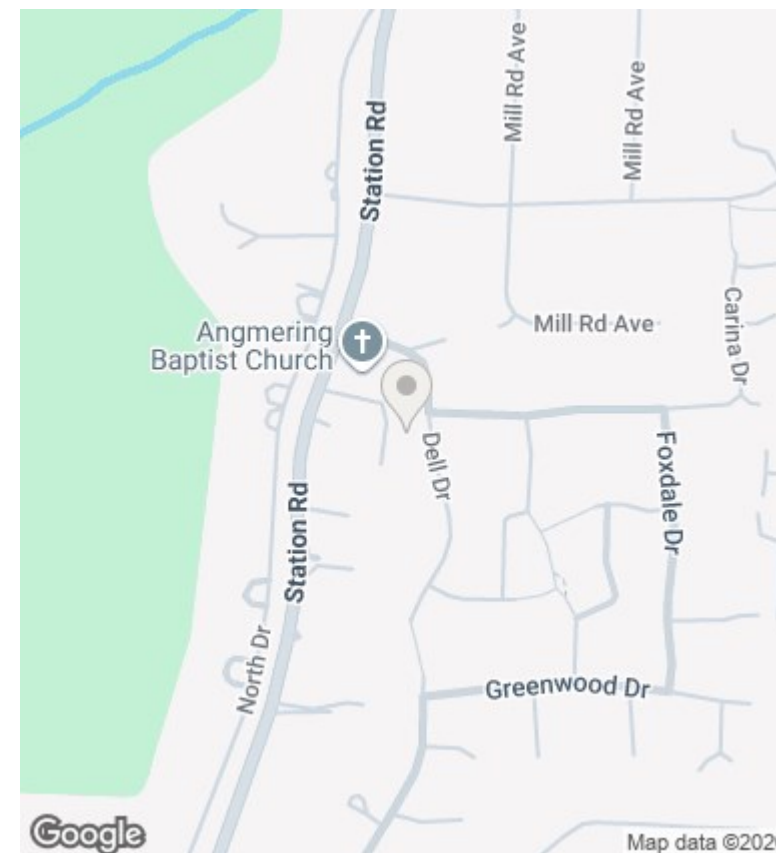


Total Area: 1212 ft² ... 112.6 m² (Includes Garage)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Angmering is a charming village in West Sussex, located between Worthing and Littlehampton. Nestled at the foot of the South Downs National Park, it offers a mix of historic character and modern amenities. The village features picturesque thatched cottages, traditional pubs, and a strong sense of community.

Angmering has a rich history dating back to Saxon times, with notable landmarks such as St Margaret's Church and the 17th-century Angmering Manor. The village is well-connected, with a railway station providing links to London, Brighton, and other nearby towns.

Surrounded by beautiful countryside, Angmering is ideal for outdoor enthusiasts, offering walking and cycling routes through the South Downs. The nearby Highdown Gardens and the coastal town of Littlehampton provide additional leisure opportunities. With a mix of rural charm and accessibility, Angmering is a sought-after location for residents and visitors alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.