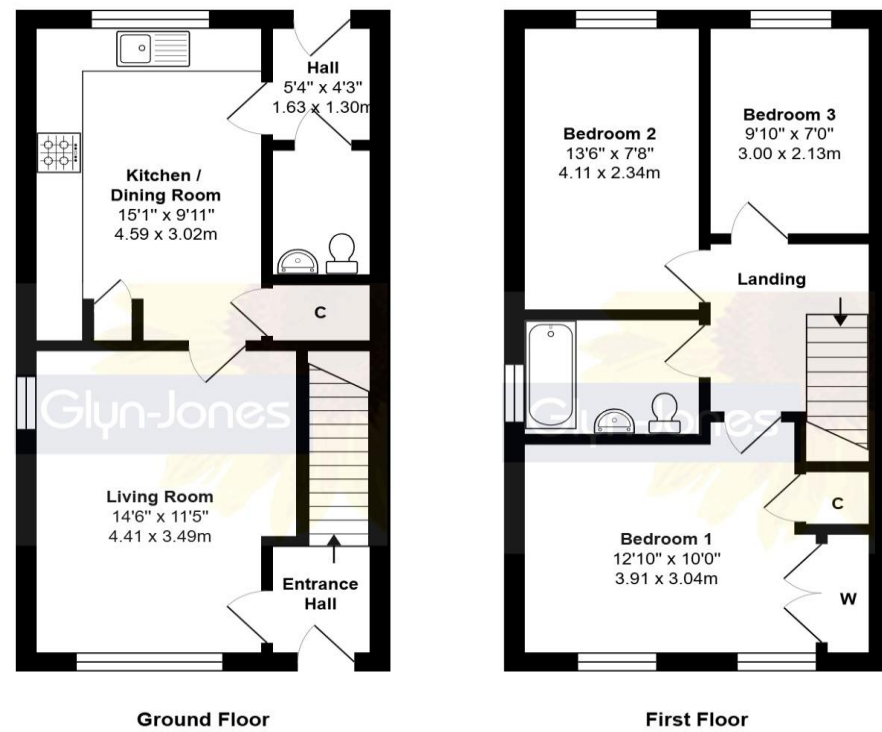


**11 Lagden Gardens, Angmering,
West Sussex, BN16 4PG**
£115,500 Shared Ownership

Glyn-Jones



Total Area: 896 ft² ... 83.2 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

Tenure: Leasehold – We are advised that there are approximately 116 years remaining on the lease (125 years from 06/09/2017) **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Monthly Rent: £749.64 Service Charge: £413.60 Per annum 25/2026

Energy Efficient Rating: B | Council Tax Band: C

Estate Fee: £263.20 Per Annum

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com



Pleasantly situated within this popular development, this modern terrace house is available under a 35% shared ownership scheme and is considered ideal for growing families or first-time buyers,

Internally, the accommodation comprises; lounge; a spacious kitchen/dining room fitted with modern units. Upstairs are three good sized bedrooms, with the main bedroom benefitting from built in wardrobes and a family bathroom/w.c. For added convenience, there is a ground floor cloakroom.

Externally the property benefits from an enclosed rear garden with useful gated rear access. In addition, there is allocated parking for two cars.

Further benefits include; gas central heating, double glazing and solar panels.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

11 Lagden Gardens, Angmering, West Sussex, BN16 4PG

£115,500 Shared Ownership

Conveniently situated within this popular development, residents enjoy easy access to local amenities, including shops, cafés, and medical centre. Angmering railway station connects you directly with Brighton, Worthing, and beyond, while the nearby A27 provides access to nearby towns.

Excellent schools for all ages are within close proximity and for lovers of the outdoors, the stunning South Downs National Park and picturesque coastline are also easily accessible.



modern terrace house benefitting from a private rear garden and allocated parking

