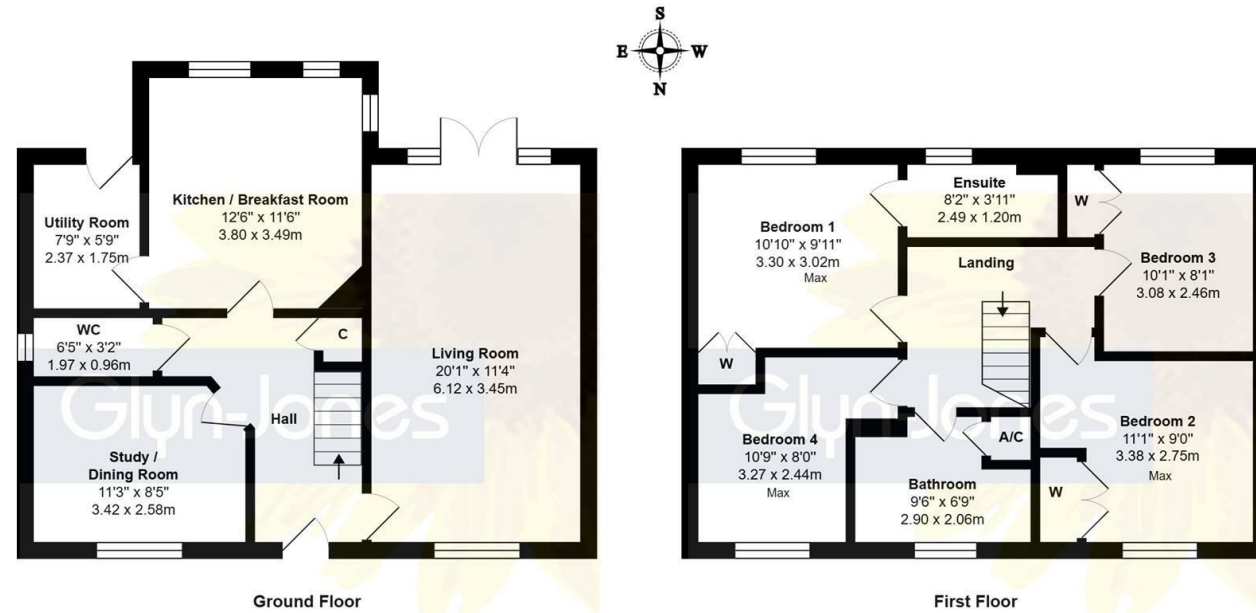


1 Wayside Road, Bramley Green Angmering BN16 4DF

£575,000 - Freehold

Glyn-Jones



Total Area: 1276 ft² ... 118.5 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



TENURE - Freehold

Council Tax Band: F

Energy Performance Rating:

AGENTS 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 carpets and furnishings.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Detached Family House
- Full Length Living Room
- Study/Dining Room
- Feature South Facing Garden
- Popular Bramley Green Development
- Four Bedrooms (En Suite to Bedroom One)
- Kitchen/Breakfast Room & Separate Utility
- Family Bathroom + G/Floor Cloakroom
- Double Garage & Driveway to Rear
- EER: TBC

It is our pleasure to present this modern style detached house to the market, boasting the notable feature of a delightful SOUTHERLY FACING REAR GARDEN that gives direct access into a DOUBLE GARAGE.

Briefly described, the spacious internal accommodation comprises; four bedrooms, the larger of which benefits from an en suite shower room; full length and dual aspect living room; kitchen/dining room with central 'island' unit; study/dining room; utility room; family bathroom; and a ground floor cloakroom.

The aforementioned rear garden is extremely well-enclosed and encompasses a wide variety of colourful plants and bushes, as well as a timber cabin with power and light. There is also secure gated access to one side.

Additional attributes include; off-road parking on the approach to the garage; a spacious entrance hall and gallery style landing; gas central heating via a recently updated combination boiler (2024); uPVC double glazing; contemporary floor coverings; and an array of built-in storage throughout.

The property is situated within the popular Bramley Green development, affording convenient access to the Angmering School, and the picturesque village centre (approx. 1-mile), with its range of shops and useful local amenities including Angmering Medical Centre.

The location is made all the more popular by its proximity to the A259, which enables a link to the larger neighbouring towns of Worthing and Bognor Regis, and Angmering's mainline railway station, which can be found within an approximate 1.5-mile distance.



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



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Rustington
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1 Wayside Road, Bramley Green, Angmering, West Sussex, BN16 4DF

