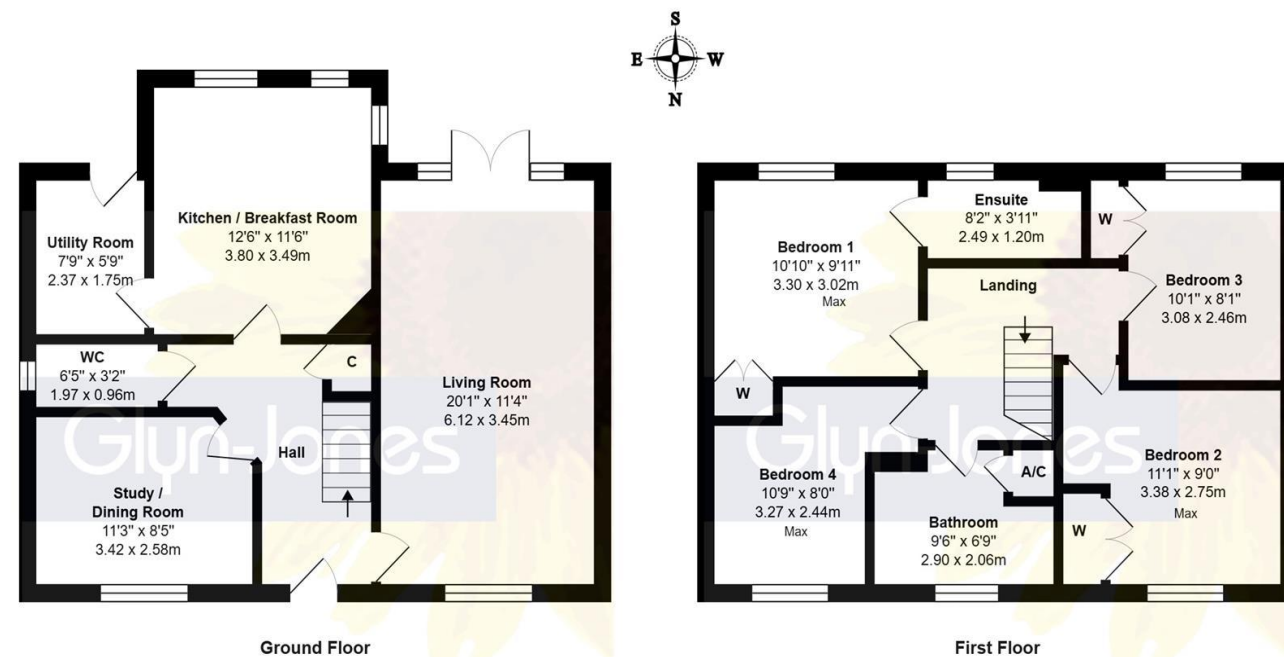


1 Wayside Road, Bramley Green, Angmering, BN16 4DF £575,000 (Freehold)

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

Energy Efficient Rating: C
Council Tax Band: F



Rustington Office
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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 assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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.



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



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£575,000 (Freehold)



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.



...boasting the notable feature of a delightful SOUTHERLY FACING REAR GARDEN that gives direct access into a DOUBLE GARAGE....

