



£595,950 Offers In Excess Of

Wayside Road, Angmering BN16 4DF

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Chain-free
- Modern interior
- Double garage with additional parking for up to four cars
- Four double bedrooms
- Ensuite bathroom to the principal bedroom
- Large garden
- Sought after location with great transport links
- Walking distance to local schools and shops

Property Description

An immaculately presented, chain free, semi-detached house with a modern interior in a sought-after development. Spacious living room, study, conservatory and sizeable open plan kitchen diner. Double garage and ample parking. Great transport links as well as walking distance to local shops and schools.

Main Particulars

This sizeable, semi-detached family home has four double bedrooms including a principal with en-suite bathroom, open plan kitchen diner with built in Swiss appliances, family bathroom, downstairs cloakroom, conservatory, utility room, a spacious living room and fantastic rear garden. This would be a great opportunity to own a fantastic, modern, family home in a superb location.

A new boiler was installed in 2021 and is under warranty until 2028

Comprised of the below:

17'5" x 9'2" Living room with large windows and an abundance of natural light

20'2" x 10'2" Modern kitchen diner which is open plan with under floor heating throughout. Built in Swiss appliances including a winecooler, dual steam oven and boiling water tap. A great entertaining area or for family meals.

13" x 9'2" Conservatory- bright and airy with views to the rear garden

9'3" x 7'2" Study - a versatile room that is currently used as a study. This could also be a playroom, hobby area or gaming room.

Downstairs cloakroom with toilet and basin

Utility Room with basin and space for appliances

13'5" x 10'5" Bedroom 1 (principal) with built in double wardrobe, dressing area and garden views

Ensuite bathroom to Bedroom 1 (principal) with shower over bath, basin and toilet

10'5" x 9'8" Bedroom 2 with built in wardrobe and space for a double bed

10'5" x 10'5" Bedroom 3 with space for a double bed, built in wardrobe and garden views

8'10" x 6'9" Bedroom 4 with space for a double bed and furniture

Modern family bathroom with large shower, toilet and basin

Entrance hallway

Sizeable rear garden with patio, multiple seating areas and BBQ area

Excellent transport links, walking distance to Angmering train station, close to the A259, A24 and A27

Close to The Angmering School and local shops

Council tax band F

EPC Rating C

Back Garden



Kitchen Diner



Kitchen Diner



Kitchen Diner



Wayside Road, Angmering,

Approximate Gross Internal Area
1421 sq ft - 132 sq m
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 15733960 Registered Office: , C/O Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, West Sussex BN11 1LY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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