



## 27 Shardeloes Road, Angmering - BN16 4LD

£385,000 Freehold

Substantial four-bedroom semi-detached home in sought-after Angmering Village • Spacious kitchen/dining room ideal for family living and entertaining • Separate, well-proportioned living room • Versatile ground floor room suitable as a fourth bedroom or home office • Three generous first floor bedrooms • Main family bathroom plus additional separate shower room • Large, low-maintenance rear garden perfect for outdoor enjoyment • Private driveway providing off-road parking for at least two vehicles



This substantial four-bedroom semi-detached property in Angmering Village offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a bright and well-appointed kitchen/dining room, perfect for both everyday meals and entertaining, alongside a separate, comfortable living room. A flexible additional room on this level can be used as a fourth bedroom or a home office, catering to a variety of lifestyle needs.

Upstairs, there are three well-proportioned bedrooms, complemented by a main bathroom and a separate shower room, providing convenience for busy households. Externally, the property boasts a fantastic, generously sized rear garden designed for low maintenance, making it ideal for relaxing or hosting guests. To the front, there is private off-road parking on the driveway for at least two vehicles. This home would perfectly suit a growing family, those looking to upsize, or anyone who enjoys having ample space for entertaining both inside and out.

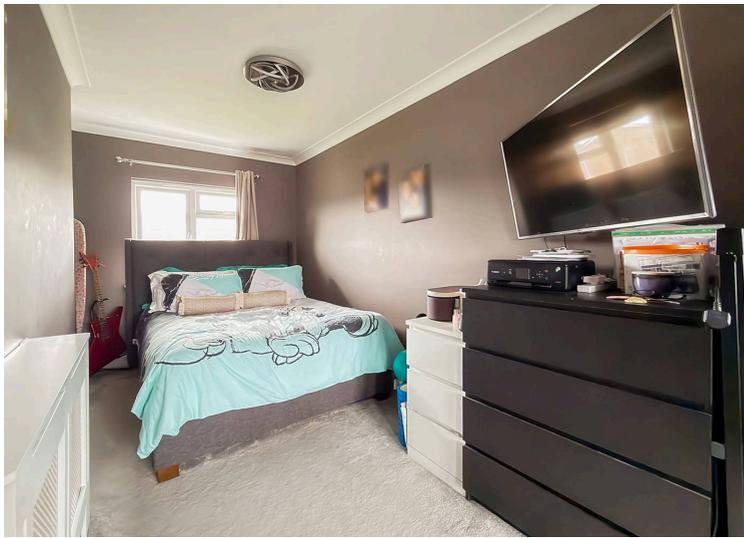
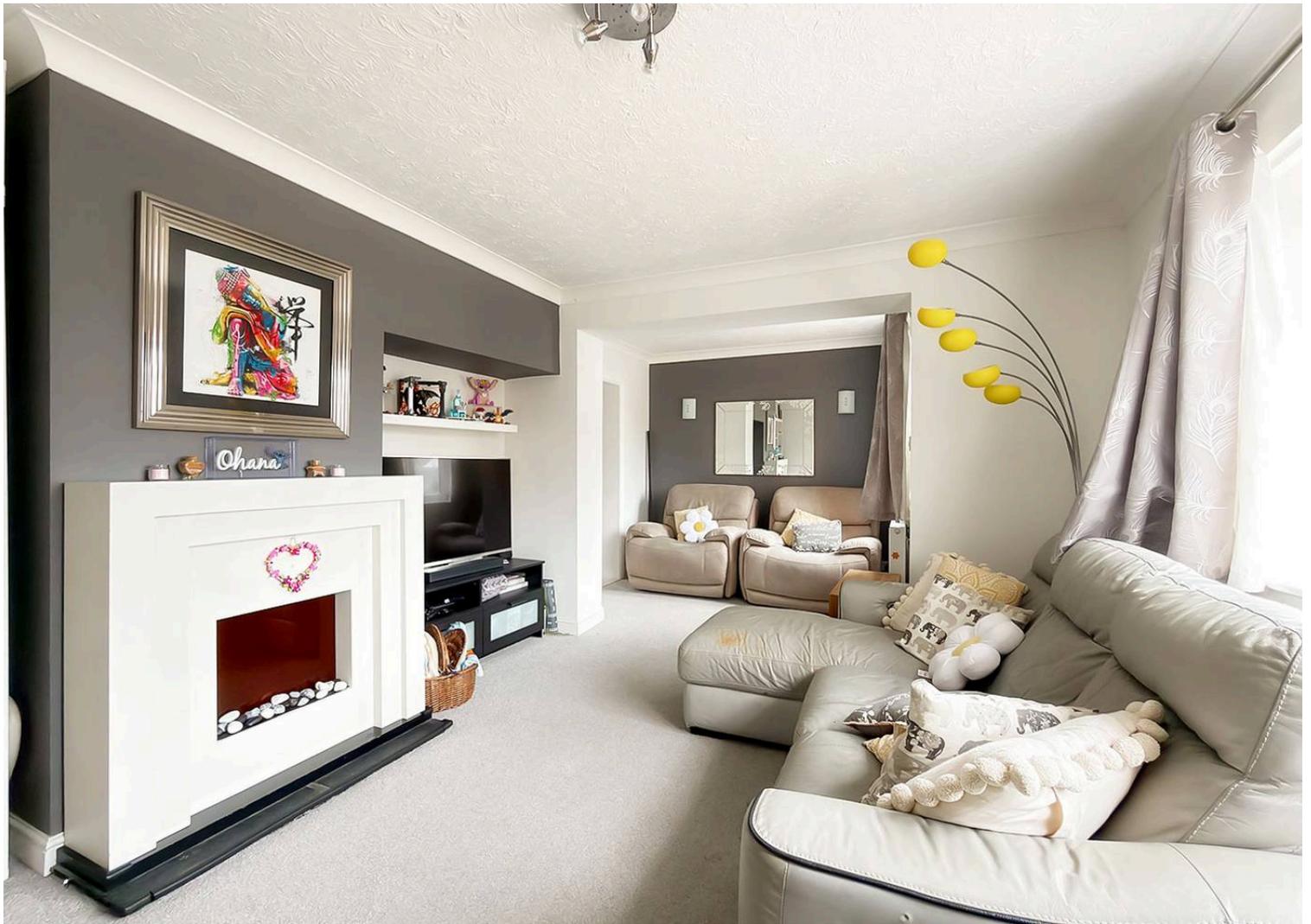
A short stroll takes you to Angmering's historic square with roots back to the Bronze Age, historic homes, and a welcoming square alongside independent shops and eateries such as The Spotted Cow, Bentley's Café, and Juna Home and Garden, nearby Rustington offers larger retail options including Next, Dunelm, Aldi, Asda, and Sainsbury's. Leisure is well catered for with golf, sailing, and Lanes Health Club close by. South of the A27, the village gives easy access to Worthing, Arundel, Bognor, and Chichester, while the mainline station connects directly to Gatwick and London Victoria - blending historic charm with modern convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Kitchen/Dining Room**

19' 11" x 11' 11" (6.07m x 3.63m)

**Living Room**

21' 0" x 12' 0" (6.40m x 3.66m)

**Bedroom 1**

22' 2" x 6' 1" (6.76m x 1.85m)

**Bedroom 2**

13' 2" x 8' 10" (4.01m x 2.69m)

**Bedroom 3**

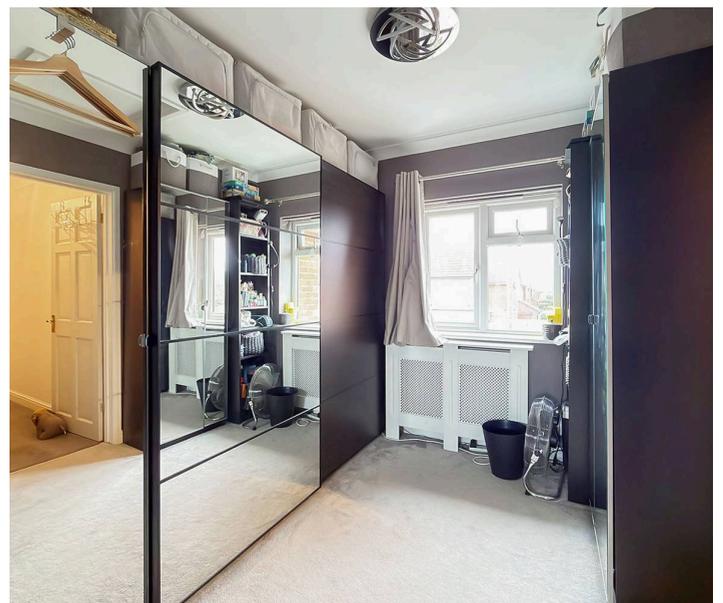
13' 2" x 6' 10" (4.01m x 2.08m)

**Bedroom 4 / Study / Playroom**

12' 6" x 6' 2" (3.81m x 1.88m)

**Shower Room**

**Bathroom**







Total Area: 1189 ft<sup>2</sup> ... 110.5 m<sup>2</sup>

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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging internally or to create atmospheric external images.