# 32 Tamar Way, Tangmere PO20 2FG

£184,750 Leasehold

1 Bedroom | 1 Bathroom | 1 Reception Room

Sims Williams

## Key Features

- Purpose-Built Apartment
- Popular Tangmere Location
- First Floor Position
- Stylishly Presented
- Sitting/Dining Room
- Fitted Kitchen
- Double Bedroom
- Chain Free
- Garage In Compound

## EPC Rating

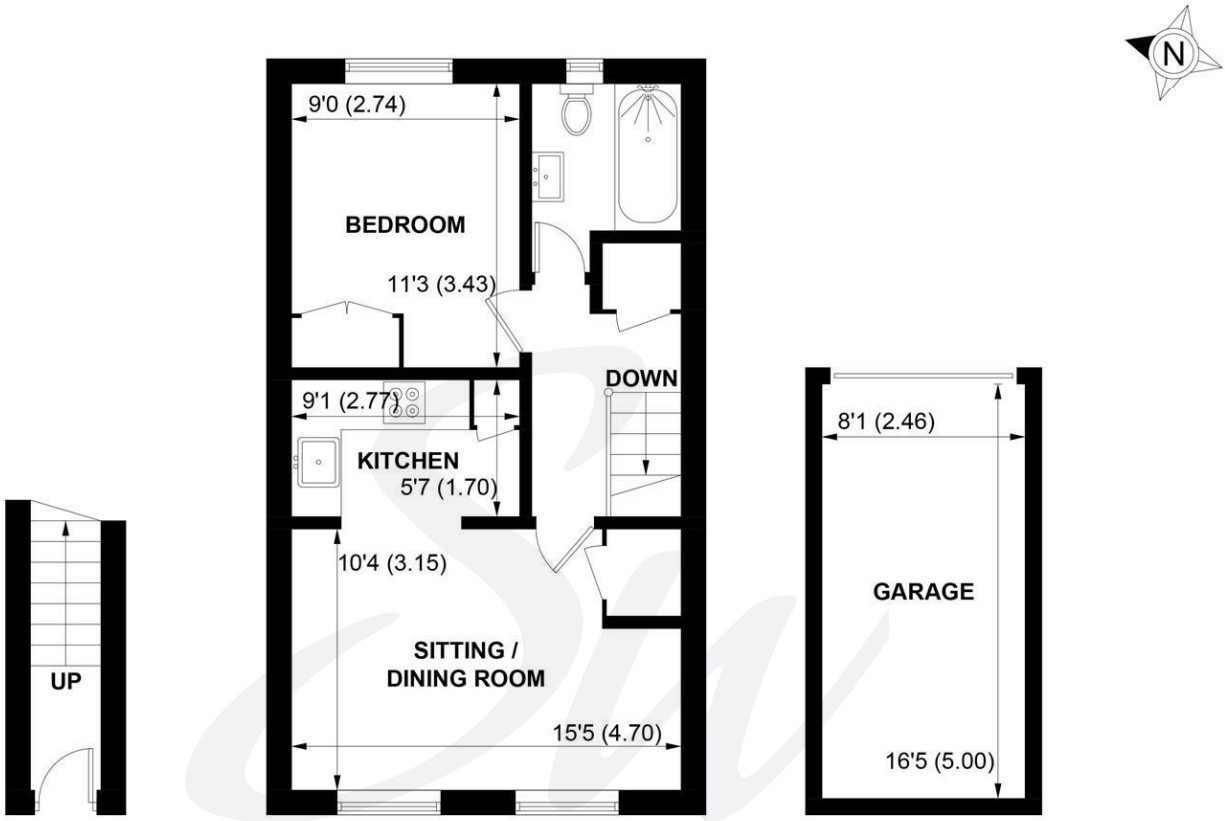
Current = D
Potential = C

## Council Tax Band

Band = B

## Tenure - Leasehold

Length of Lease: 160 years
Years Remaining: 149 years
Ground Rent: Peppercorn
Service Charge: £172.00 pa, payable half-yearly




**GROUND FLOOR FIRST FLOOR**

**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 465 SQ FT / 43.2 SQ M**
**GARAGE = 131 SQ FT / 12.2 SQ M**
**TOTAL = 596 SQ FT / 55.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**
**Produced for Sims Williams**

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.