

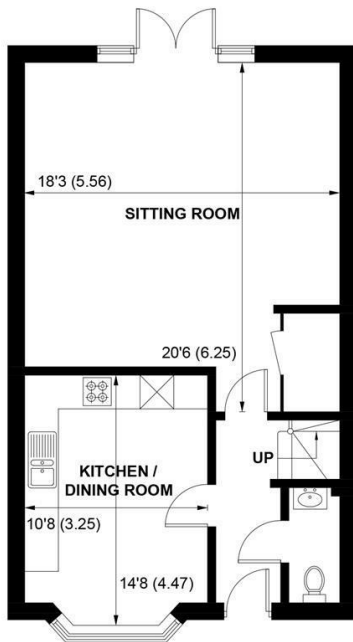


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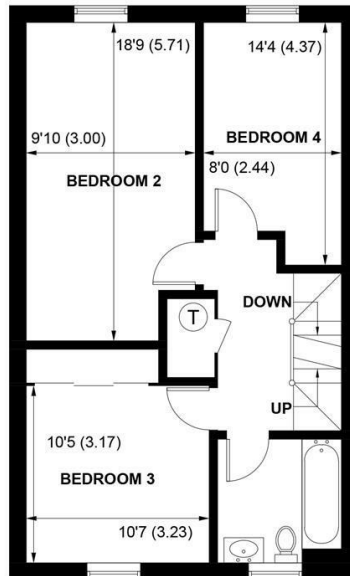


94, HANGAR DRIVE, TANGMERE, CHICHESTER, PO20 2ED

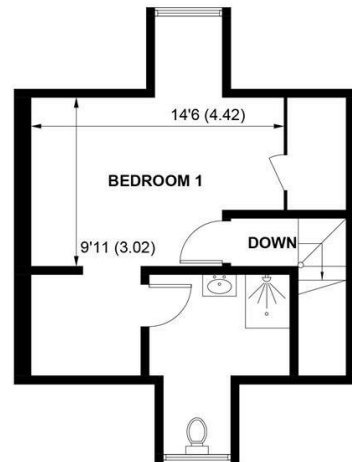




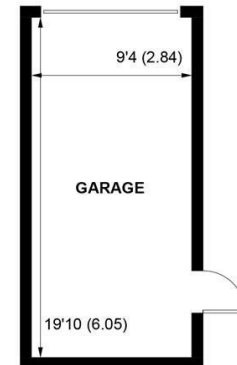
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1510 SQ FT / 140.3 SQ M (EXCLUDING GARAGE)

GARAGE = 185 SQ FT / 17.2 SQ M

TOTAL = 1695 SQ FT / 157.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£450,000 Freehold

94, HANGAR DRIVE,
TANGMERE CHICHESTER,
, PO20 2ED

- Modern Family Home
- Chain Free
- Garage & Parking
- South Facing Garden
- Master Suite
- Four Double Bedrooms
- Ensuite
- Detached
- Village Location

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = E

Beautifully presented and substantial family home situated in the popular village of Tangmere just to the east of Chichester. Benefiting for large principle rooms, garage, parking and south facing garden the property is offered in excellent order and now chain free.

There is a large entrance hall with cloakroom and stairs to first floor. To the left is a superb fitted kitchen/breakfast room with integrated appliances, good quality cupboards, drawers, counter tops and bay window. The large open plan sitting/dining room has French doors onto the southerly facing rear garden and a useful storage cupboard.

To the first floor are three well proportioned double bedrooms and a stylish bathroom suite with pedestal sink, tiled walls and shower over bath.

On the second floor is the spacious master suite with southerly views, dressing area, large wardrobe and ensuite shower room.

The south facing garden has been landscaped with patio, raised flower beds, lawn, BBQ area and side access.

The house is presented in excellent order throughout and benefits from the remainder of it's NHBC warranty, offered chain free.

The property is situated on a modern estate within the village. Just nearby is a useful local shop and there is a nice blend of period and contemporary properties. Tangmere is very conveniently situated for access to both Chichester and Arundel and it boasts a famous museum, along with a primary school and recreation ground. Chichester has an excellent selection of shops and restaurants, as well as cultural amenities such as the Festival Theatre.

Directions...

From Tangmere Road turn into Meadow Way. Take the second road on the right into Hangar Drive. Follow the road around and the house can be found on the right hand side.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



