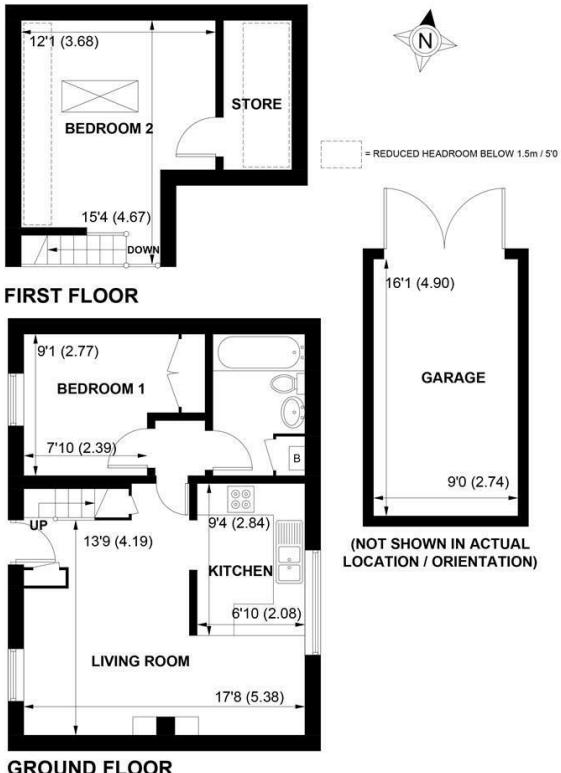




Sims Williams



26 SAXON MEADOW, TANGMERE, CHICHESTER, SUSSEX, PO20 2GA



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# £299,950 Leasehold

26, SAXON MEADOW,  
TANGMERE CHICHESTER,  
SUSSEX, PO20 2GA

- Charming Barn Conversion
- Semi-Rural Village Location
- No Onward Chain
- Open Plan Living
- Fitted Kitchen
- 2 Bedrooms
- Ground Floor Bathroom
- Communal Grounds
- Garage & Visitor Parking

## EPC RATING

Current = F

Potential = A

## COUNCIL TAX BAND

Band = D

Offered for sale with no onward chain, this charming split-level barn conversion is set within the well-regarded Saxon Meadow development, located in the popular village of Tangmere.

Just 4 miles to the east of Chichester, Tangmere benefits from a convenience store with post office, primary school, medical centre and is home to Tangmere Military Aviation Museum.

The open-plan living accommodation briefly comprises sitting room area with ample room for dining table and chairs. The kitchen is fitted with a range of Shaker style units and work tops with space and plumbing for appliances.

There is a downstairs bedroom with built-in wardrobe and the bathroom is fitted with a white suite consisting of bath with shower over, wash basin and WC. To the first floor there is a further bedroom.

Outside there are well-tended communal grounds for residents enjoyment. The property benefits from a garage and there is plenty of residents and visitor parking.

## Tenure

The property is subject to a 999 year lease from 1986, with 960 years remaining. The service charge is approximately £1,754.00 per annum, which is payable in two halves. There is also a ground rent of £100.00 per annum.

## 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.

## Directions...

From the Tangmere roundabout heading west, turn left after the garage and continue past the Co-op shop on the right hand side. After a few hundred metres turn right into Church Lane and Saxon Meadow can be found at the end of the lane.

