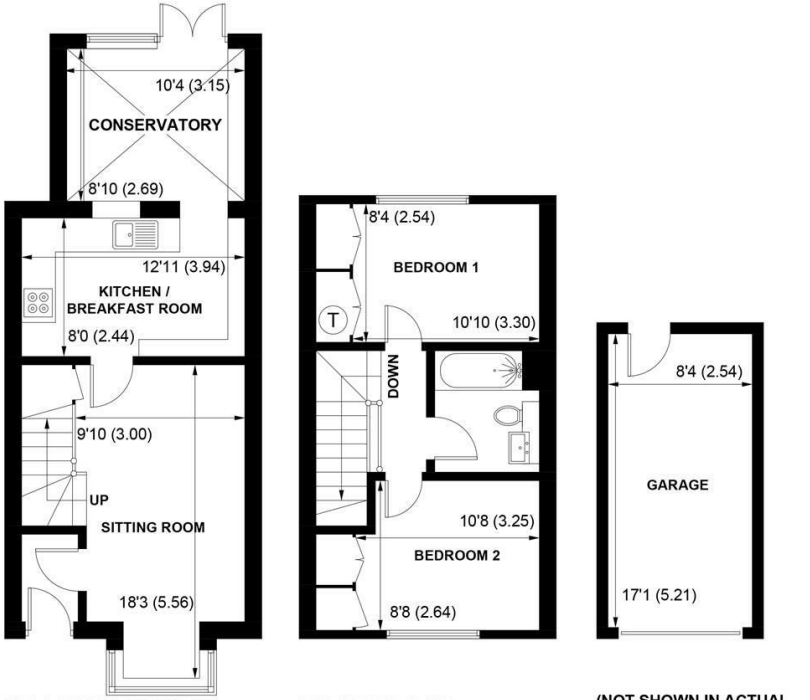
Sims Williams

42, WOODFIELD CLOSE, TANGMERE, WEST SUSSEX, PO20 2FL

chatting shit
drinking win



APPROXIMATE GROSS INTERNAL AREA = 745 SQ FT / 69.2 SQ M
GARAGE = 143 SQ FT / 13.3 SQ M
TOTAL = 888 SQ FT / 82.5 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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£297,500 Freehold

42, WOODFIELD CLOSE, TANGMERE, WEST SUSSEX, PO20 2FL

- Modern Middle Terrace House
- Hallway
- Sitting Room
- Fitted Kitchen
- Orangery
- 2 Double Bedrooms
- Bathroom
- Gardens
- Garage

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

The house has a hallway with a door into the sitting room which has stairs to the first floor, a front aspect and built in storage under the stairs. There is also a further storage cupboard. The fitted kitchen has a double electric oven, gas hob with extractor chimney over. Space and plumbing for a washing machine and space for a larder style 'fridge/freezer. The orangery is a particular feature of the property with a radiator, wall lights and doors out onto the rear garden.

On the first floor there are 2 double bedrooms with built in wardrobes and a bathroom with bath and shower over.

Outside there is a garden which is laid with artificial turf and has a lovely patio area by the garage and is enclosed within a fenced boundary. There is a door into a single garage which is in a small compound.

The property is situated on the outskirts of 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.

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 relating to title or other legal 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 our office in Southgate head east following Market Avenue. Continue into St Pancras, bear right following the one way system, then bear left into The Hornet. At the first bend bear left into Oving Road., At A27 bypass turn left and carry on down to the Portfield roundabout. Follow the A27 signposted to Tangmere/Boxgrove. At the roundabout take the third exit into Meadow Way. Take the second left into Churchwood Drive. The first right is Woodfield Close.

The Property Ombudsman

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