



Bell & Blake
SALES & LETTINGS

37 Nicolson Close, Tangmere, Chichester, West Sussex PO20 2LA

Asking Price £495,000

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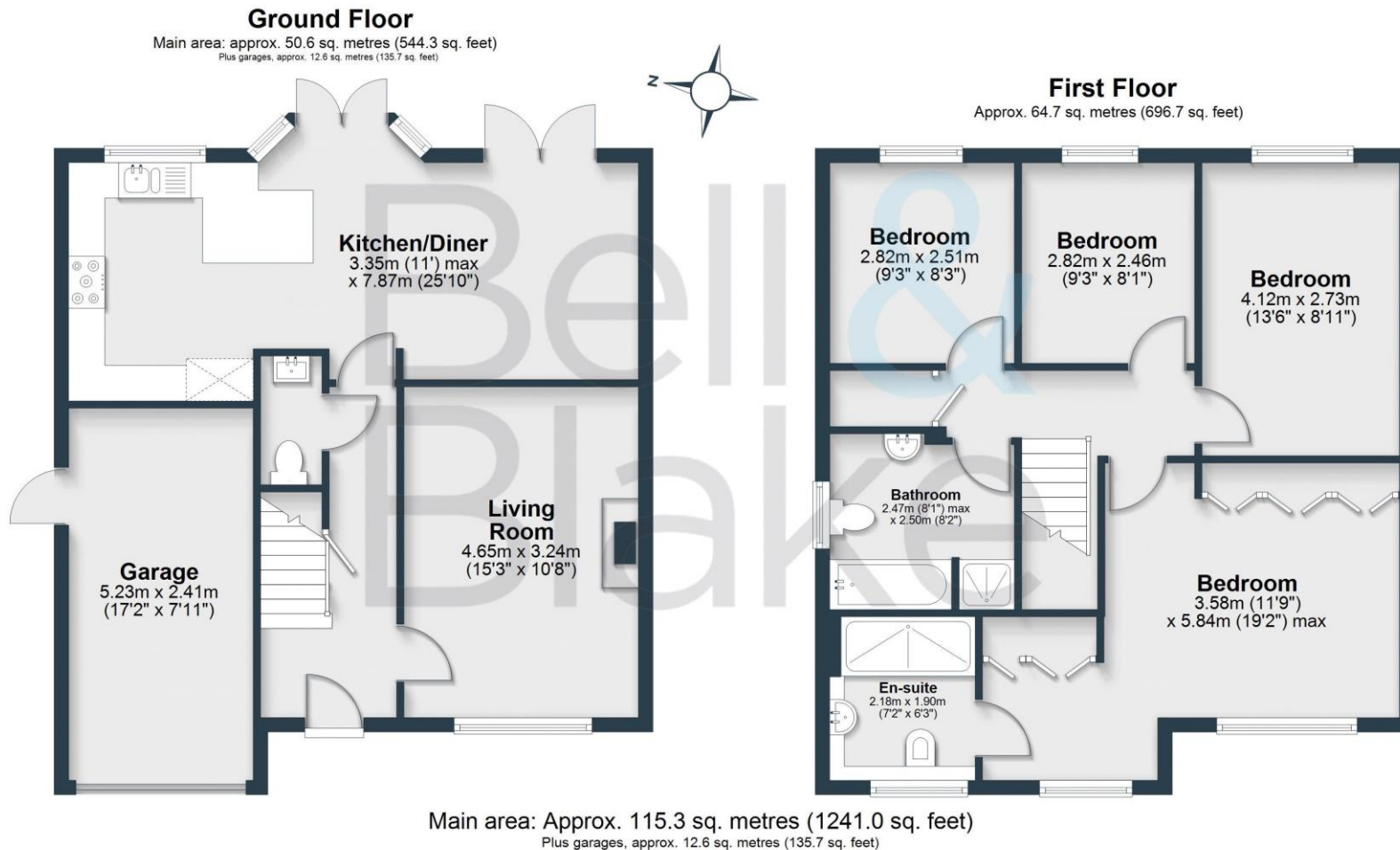


- › 25ft Kitchen diner overlooking rear garden
- › Beautifully landscaped rear garden with good level of seclusion
- › Master bedroom with dressing area and ensuite
- › Downstairs WC
- › Lounge to the front
- › Integral garage
- › Village green at the end of the road
- › NO FORWARD CHAIN

Located under 3.5 miles (10 minutes) from Chichester, in this popular cul-de-sac location, is the substantial 4 bed detached house. The property boasts a Kitchen diner to the rear with bay window, a well proportioned lounge to the front, integral garage and downstairs WC to the ground floor. Then a master bedroom with walk in dressing area and ensuite, 3 further bedrooms and family bathroom to the first floor. Outside the rear garden is beautifully landscaped offering a good level of seclusion, then to the front there is a double width driveway with mature shrubs and trees. An internal viewing is essential to appreciate all the property has to offer. NO FORWARD CHAIN.

Council Tax Band: E





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Location

Tangmere is a welcoming village just outside Chichester, perfect for family living with good schools, green spaces, and a strong community feel. The world-famous Goodwood Estate is close by, offering year-round events and outdoor activities, while the South Downs National park (just a mile North of the property) offers country pursuits. Then there is West Wittering, around 12 miles to the South, for those seeking beach and seaside activities. The historic town of Arundel famed for its magnificent Castle, is around 7 Miles to the East.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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