



Bell & Blake
SALES & LETTINGS

Birch House, 14 Nettleton Avenue, Tangmere, Chichester, West Sussex PO20
2HZ

Asking Price £725,000

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- › Extended detached house on corner plot, with space around it
- › Views over village green to the front
- › 4 Double bedrooms
- › Fantastic outbuilding (currently used as an office)
- › 3 Reception areas
- › Total plot of 0.21 acre (approx.)
- › Kitchen Breakfast room
- › 4 Piece family bathroom and downstairs WC
- › Local shop just over the village green

Boasting views over the village green to the front is this substantial extended detached property. There are 4 large double bedrooms and a 4 piece family bathroom to the first floor. Then a kitchen breakfast room, lounge, dining room, further reception room/study and downstairs WC to the ground floor. Outside there is a fantastic home office, garage with 2 brick built stores, driveway and gardens to 3 sides, with the rear garden offering a good level of seclusion. The house sits on a corner plot of 0.21 of an acre and has a great feeling of space around the property.

Council Tax Band: F





Main area: Approx. 162.9 sq. metres (1753.6 sq. feet)

Plus outbuildings: approx. 42.5 sq. metres (457.9 sq. feet)

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Location

Tangmere, just east of Chichester, is a charming village with a rich aviation history and a friendly, community feel. Surrounded by open countryside yet only a short drive from the city, it offers the perfect balance of rural peace and modern convenience. With local shops, a primary school, and excellent transport links, Tangmere is ideal for families and professionals looking for a well-connected village lifestyle.

Chichester City Centre & Station 3.7 Miles
Goodwood Health Club 2.2 Miles
Golf at Goodwood & The Kennels 3.7 Miles
Tinwood Vineyard 1.7 Miles
Arundel 7.5 Miles
Chichester Marina 8 Miles
West Wittering Beach 12 Miles



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	62	76
EU Directive 2002/91/EC		
www.epc4u.com		

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