



Bell & Blake
SALES & LETTINGS

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

Asking Price £725,000

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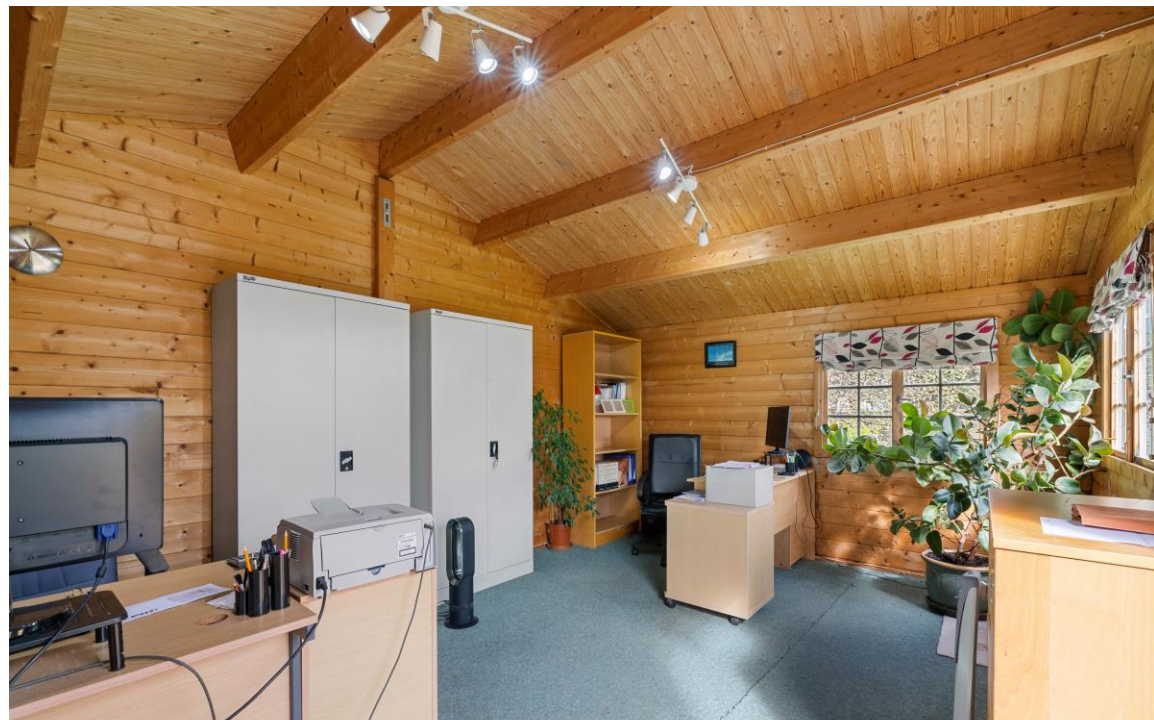
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- › Extended detached house on corner plot, with space around it
- › Views over village green to the front
- › 4 Double bedrooms
- › Fantastic outbuilding (currently used as an office)
- › 3 Reception areas
- › Total plot of 0.21 acre (approx.)
- › 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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

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