



Bell & Blake
SALES & LETTINGS

43 Tamar Way, Tangmere, Chichester, West Sussex PO20 2FG

Offers in excess of £300,000

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EPC C

- › Staggered terraced house with South facing garden
- › Pitched Roof Garage
- › Cul-de-sac location
- › 3 Bedrooms (master with ensuite)
- › Further family bathroom
- › Conservatory
- › Downstairs WC
- › Lounge Diner

This 3 bedroom staggered terrace house is situated in a popular cul-de-sac location. The property boasts a Southerly aspect rear garden, a pitched roof garage, 3 bedrooms (master with ensuite) a family bathroom, lounge diner, downstairs WC, fitted kitchen, double glazing, gas fired central heating and a Conservatory. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: C



Tamar Way



Approximate Gross Internal Area
 Ground Floor = 45.0 sq m / 484 sq ft
 First Floor = 33.4 sq m / 359 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 89.6 sq m / 963 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk