



**Bell & Blake**  
SALES & LETTINGS

101 Churchwood Drive, Tangmere, Chichester, West Sussex PO20 2GY

Asking Price £255,000



## 101 Churchwood Drive, Tangmere, Chichester, West Sussex PO20 2GY



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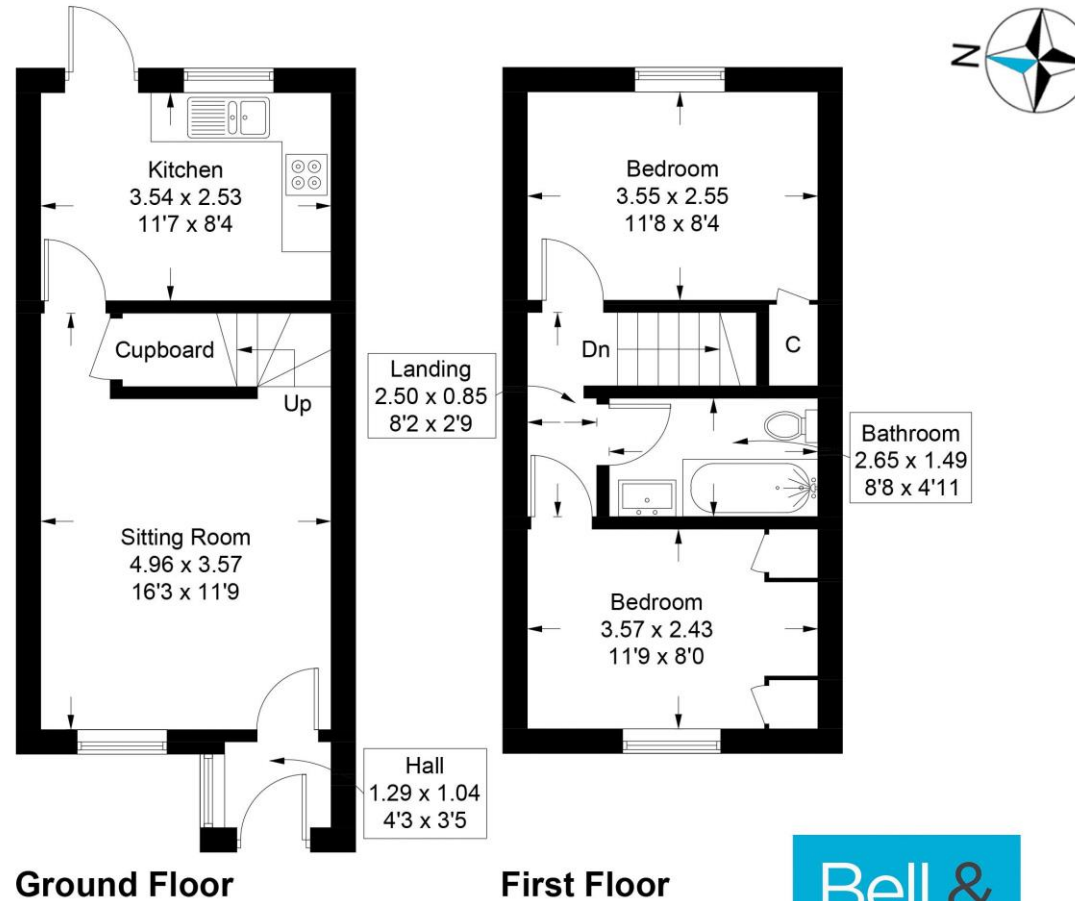
- › Empty and Chain free!
- › Perfect 1st time buyer property or investment
- › Two allocated parking spaces
- › Quiet location
- › Gas central heating
- › Two double bedrooms
- › Double glazing

A modern and well-presented two-bedroom terraced house located in the popular village of Tangmere. The property has been renovated in previous years, which includes a replacement bathroom, kitchen, double glazed windows and downstairs flooring. In addition to the two bedrooms there is a fitted kitchen, good size sitting room with a double-glazed door to the rear garden and upstairs there are two good size bedrooms, both with built in wardrobes and a shared bathroom. Outside there is a low maintenance garden to the rear and gated rear access leading to the two allocated parking space. The property would make an ideal first-time purchase or investment buy especially as there is no onward chain. Internal viewing strongly recommended.

Council Tax Band: C



# Churchwood Drive



Approximate Gross Internal Area  
 Ground Floor = 29.5 sq m / 317 sq ft  
 First Floor = 27.7 sq m / 298 sq ft  
 Total = 57.2 sq m / 615 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.



## Location

Tangmere is a village located just outside of Chichester and providing superb transport links to the motorway for commuting. The village is well known outside the local area due to its association with the RAF who had an airfield in the village from the 1920s to 1970s, which was of immense importance particularly during the second world war. Tangmere Aviation museum is open on the site of the former airfield. Tangmere has a local Co-operative store, attractive church, and a highly rated medical centre. A popular location for first time buyers, investors, and families as it has primary school, nursery school.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://bellandblake.co.uk)