

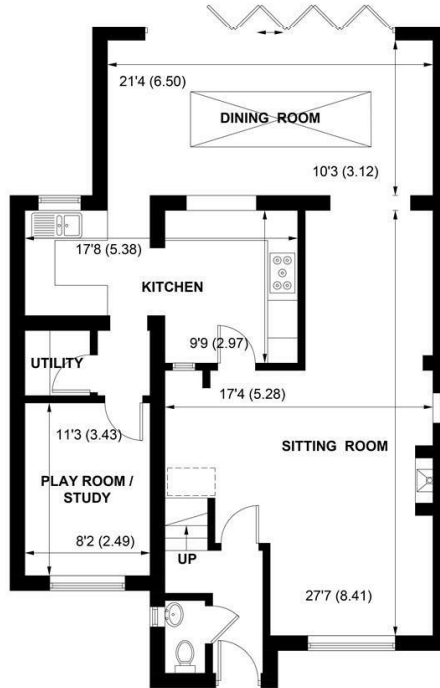
SW

Smith Williams



12, BARNCROFT CLOSE, TANGMERE, WEST SUSSEX, PO20 2FE





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1682 SQ FT / 156.3 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £479,950 Freehold

12, BARNCROFT CLOSE,  
TANGMERE,  
WEST SUSSEX, PO20 2FE

- Extended Semi-Detached House
- No Onward Chain
- Spacious Sitting Room
- Dining Room With Roof Lantern
- Modern Fitted Kitchen & Appliances
- Playroom/Study & Cloakroom
- 5 Bedrooms
- Family Bathroom & En Suite
- Rear Garden & Off-Road Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

A beautifully presented semi-detached property situated in a cul-de-sac location, lying just 4 miles east of Chichester. The village of Tangmere has amenities including shop with post office, village hall, primary school, medical centre and easy travel links.

The property has been extended and significantly improved and offers flexible accommodation. Entrance hall with door to spacious sitting room with log burning stove. There is a playroom/study and downstairs cloakroom.

The kitchen is fitted with a range of modern units with integrated appliances and space for range style cooker. There is a breakfast bar area from the stylish dining room, which has a roof lantern and bi-folding doors opening onto the rear garden.

To the first floor there are 5 bedrooms, with en suite shower room to bedroom 1. The attractive family bathroom has a double shower cubicle, modern roll-top bath, concealed cistern WC and wall hung wash basin.

Outside the front is to lawn with off-road parking for up to 3 cars. The rear garden has been landscaped to create areas of lawn, patio and raised decking area with generous seating area. Raised bed for planting and timber storage shed.

## Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions...

Upon entering Tangmere village, continue along Tangmere Road and in due course turn right into Meadow Way and right again into Chichester Drive and then first right into Barncroft Close.



