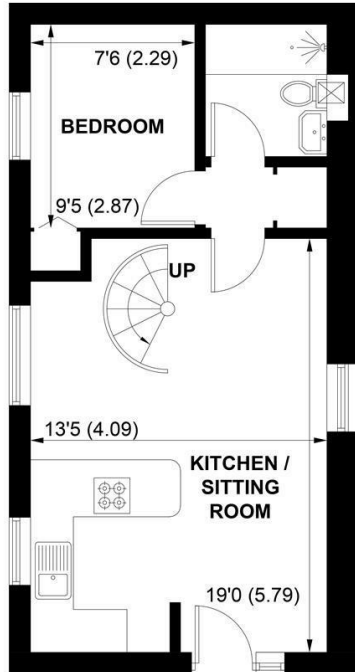


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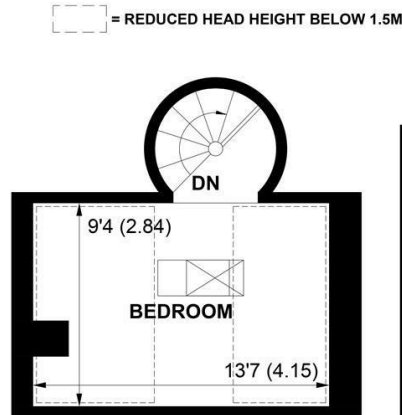
Sims Williams



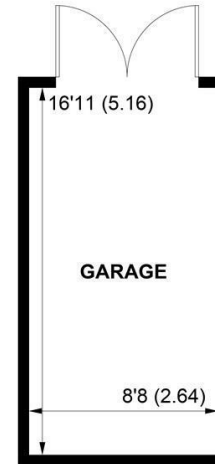
5 SAXON MEADOW, TANGMERE, WEST SUSSEX, PO20 2GA



**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 548 SQ FT / 50.9 SQ M**

**GARAGE = 146 SQ FT / 13.6 SQ M**

**TOTAL = 694 SQ FT / 64.5 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Sims Williams**

# £270,000 Leasehold

5, SAXON MEADOW,  
TANGMERE,  
WEST SUSSEX, PO20 2GA

- 1/2 Bedrooms
- Sitting Room
- Fitted Kitchen
- Shower Room
- Mezzanine Area
- Garage
- Communal Gardens
- No Forward Chain

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = C

A delightful end of terrace barn conversion made from Sussex flint and brick elevations and beautifully renovated by the current owners.

The superb double aspect, open plan living area with a vaulted ceiling and exposed beams has a spiral staircase leading to a mezzanine level which can be used as a second bedroom/study area. The kitchen also enjoys a delightful outlook and has been fully refitted with stylish units with integral hob and oven. There is a double bedroom with a fitted wardrobe and the shower room has recently been refurbished with a large walk in shower, wash hand basin and low level WC.

The property has double glazing, gas central heating with a new boiler installed in 2022, garage in a nearby compound, parking and delightful communal gardens.

With its flint exterior, it is most attractive in appearance. The communal grounds are well tended and this is covered under the annual service charge. There is plenty of visitor's parking and this property has the benefit of its own garage. It is an ideal property for a pied a terre, or for a retired person or couple. It will also appeal to upwardly mobile professional couples and an internal inspection is strongly recommended.

Saxon Meadow is a highly regarded collection of barns set in an enviable location on the edge of Tangmere. It is surrounded by stunning countryside. Tangmere is a popular village just to the east of Chichester, with easy access to the A27. The village has two useful shops, a village hall and church and a variety of period

and modern properties. Chichester offers a great selection of shops, restaurants and cultural amenities, including the renowned Festival Theatre. There is also golf and racing at Goodwood and sailing at Chichester Harbour.

## Lease Details

We understand that there is the balance of a 995 year lease from 1985 and that the service charge is approximately £1,432.40 per annum, which is payable in two halves. There is also a ground rent of £100 per annum.

## 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 relating to title or other legal 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

From our office in Southgate head east following Market Avenue. Continue into St Pancras, bear right following the one way system and then bear left into the Hornet. At the first bend bear left into Oving Road and continue for some distance and cross the A27 into Shopwhyke Road. Continue into Tangmere Road and before you approach Tangmere village turn left into Church Lane and Saxon Meadow can be found at the end of the lane.

