

SW

Sims Williams



OAKLEY, MALCOLM ROAD, TANGMERE, CHICHESTER, WEST SUSSEX, PO20 2HS





GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 881 SQ FT / 81.9 SQ M

GARAGE = 161 SQ FT / 15.0 SQ M

TOTAL = 1042 SQ FT / 96.9 SQ M

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

Produced for Sims Williams

£405,000 Freehold

OAKLEY, MALCOLM ROAD,
TANGMERE, CHICHESTER,
WEST SUSSEX, PO20 2HS

- Chain Free
- Detached Bungalow
- Garage
- Off Road Parking
- Popular Village Location
- South Facing Garden
- Two/Three Double Bedrooms
- Oil Heating
- Close To Local Amenities

EPC RATING

Current = E

Potential = B

COUNCIL TAX BAND

Band = E

A well proportioned detached bungalow situated in the highly popular village of Tangmere just to the east of Chichester. Th property is situated just a stones throw from the local shop, doctors, playing fields and bus routes which offer regular service into the city. Presented in good order throughout and offered chain free whilst benefiting from ample off road parking, south facing garden and garage.

To the front of the bungalow are two good sized double bedrooms both enjoying built in wardrobes. Adjacent to bedroom one is the dining room which could equally act as a third double bedroom if needed and looks out over the garden.

To the rear of the property is the large sitting room with feature fireplace, dual aspect windows and sliding doors out to the garden. Adjacent is the fitted kitchen with a range of units at base and eye level, induction hob, oven, space for appliances and rear access to the garden.

The south facing rear garden is largely laid to lawn bordered by mature shrubs and trees and a large patio which wraps to the side of the house. To the front is a shingle driveway and single garage with up and over door.

Completing the property is the fitted wet room with shower, loo and fully tiled walls a separate w.c., airing cupboard and further built in storage.

The village lies south of the A27 and has a village grocery store, primary school, and

Village Community Centre, which hosts many community activities. There is an excellent local bus service with frequent services into Chichester and other outlying districts. Tangmere offers a great mix of properties and always seems to be in demand and is located three miles (5 km) of RAF Tangmere, and the airfield played a pivotal role in the Second World War, especially during the Battle of Britain. Part of the former airfield is now home to the Tangmere Military Aviation Museum.

Directions

From the Tangmere roundabout, proceed west along the A27, turning left just past the garage into Tangmere Road. You will see Malcolm Road on the right hand side after a short distance.

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.



