

SW

SIMONS & WATKINS



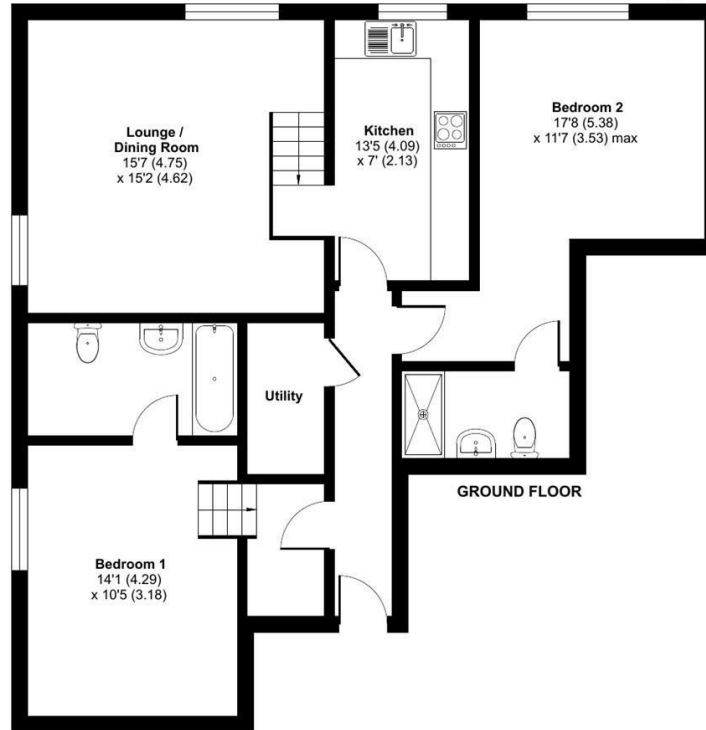
14 WOODFIELD HOUSE, TANGMERE ROAD, CHICHESTER, WEST SUSSEX, PO20 2BP



14 Woodfield House, Tangmere PO20 2EU

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1164397



CHICHESTER OFFICE

8-9 Southgate
Chichester
PO19 1ES

Tel 01243 787868
chichestersales@simswilliams.co.uk
simswilliams.co.uk

£330,000 Leasehold

14, WOODFIELD HOUSE,
TANGMERE ROAD CHICHESTER,
WEST SUSSEX, PO20 2BP

- First Floor Apartment
- Stylish Kitchen With Appliances
- Character Open Plan Living
- Bedroom One + Ensuite
- Double Glazing
- Brand New 999 Year Lease
- Entryphone System
- Dimplex Electric Heating
- Parking & Bike Storage

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = New Build

Situated a few miles east of Chichester, the village of Tangmere offers a convenience store, church, Community Hall and The Tangmere Community Garden. The village of Oving is close by and has a beautiful church, village hall and popular public house and is ideally situated for access to the South Downs National Park and Chichester Harbour.

Chichester offers a broad range of shopping, cultural and leisure facilities including the renowned Festival Theatre. Chichester railway station offers excellent connections to London, as well as links along the south coast, making this an ideal location for commuters. The A27 provides access to Worthing and Brighton to the east and Portsmouth and Southampton to the west.

This two bedroom apartment is located on the first floor in Woodfield House. It has lots of character and has a split level bedroom and a split level living / dining area. The stylish modern kitchen is fitted with integrated appliances. The dual aspect living / dining room is access down a few stairs from the kitchen. It has views looking across fields as well as to the front of the property. Bedroom one has an en-suite bathroom and is accessed down a few stairs from the hallway. Bedroom two has an en-suite shower room. Off the hallway is a utility cupboard with plumbing for a washing machine.

Outside the development has parking facilities, bicycle storage and areas of communal gardens.

The property has a brand new 999 year lease. Service Charge and Ground Rent TBC.

New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

Directions

Head in a westerly direction along the A27 from the Fontwell roundabout. At the Tangmere roundabout turn left into Meadow Way. Turn left at the end of this road into Tangmere Road and continue along Tangmere Road for around one mile where Woodfield House can be found on the left hand side.

