

SW

James Williams



3, ST. ANDREWS LANE, TANGMERE, WEST SUSSEX, PO20 2HQ





APPROXIMATE GROSS INTERNAL AREA = 2116 SQ FT / 196.6 SQ M

GARAGE = 324 SQ FT / 30.1 SQ M

TOTAL = 2440 SQ FT / 226.7 SQ M

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

Produced for Sims Williams

£795,000 Freehold

3, ST. ANDREWS LANE,
TANGMERE,
WEST SUSSEX, PO20 2HQ

- Spacious Detached House
- No Onward Chain
- Sitting Room & Dining Room
- Fitted Kitchen & Utility Room
- Study & Cloakroom
- 4 Double Bedrooms
- 3 Bathrooms
- Double Garage & Off-Road Parking
- Secluded Rear Garden

EPC RATING

Current = E

Potential = D

COUNCIL TAX BAND

Band = G

An exceptionally well-appointed detached residence located within an exclusive cul-de-sac location in old Tangmere, lying just to the east of Chichester. Tangmere village offers a convenience store with post office, medical centre and playing field, as well as a regular bus service and easy access onto the A27.

The accommodation is arranged over 2 floors and comprises a welcoming entrance hall with door to the spacious double aspect sitting room. The dining room leads onto the conservatory, which looks over the rear garden.

The kitchen/breakfast room is fitted with a good range of units with double oven, gas hob and extractor over and integrated fridge freezer and dishwasher. There is a useful utility room, as well as a ground floor study and cloakroom.

To the first floor there are 4 double bedrooms, each with fitted wardrobes. Bedrooms 1 and 4 benefit from en suites and there is a further family bathroom consisting of bath, separate shower, wash basin and WC.

Outside there is parking for several cars in front of the double garage. The secluded rear garden is mainly to lawn, with areas of patio and raised beds with established planting.

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...

From the Tangmere roundabout heading west, turn left after the garage and continue past the Co-op shop on the right hand side. After a few hundred metres turn right into Church Lane and first right into St Andrews Lane.



