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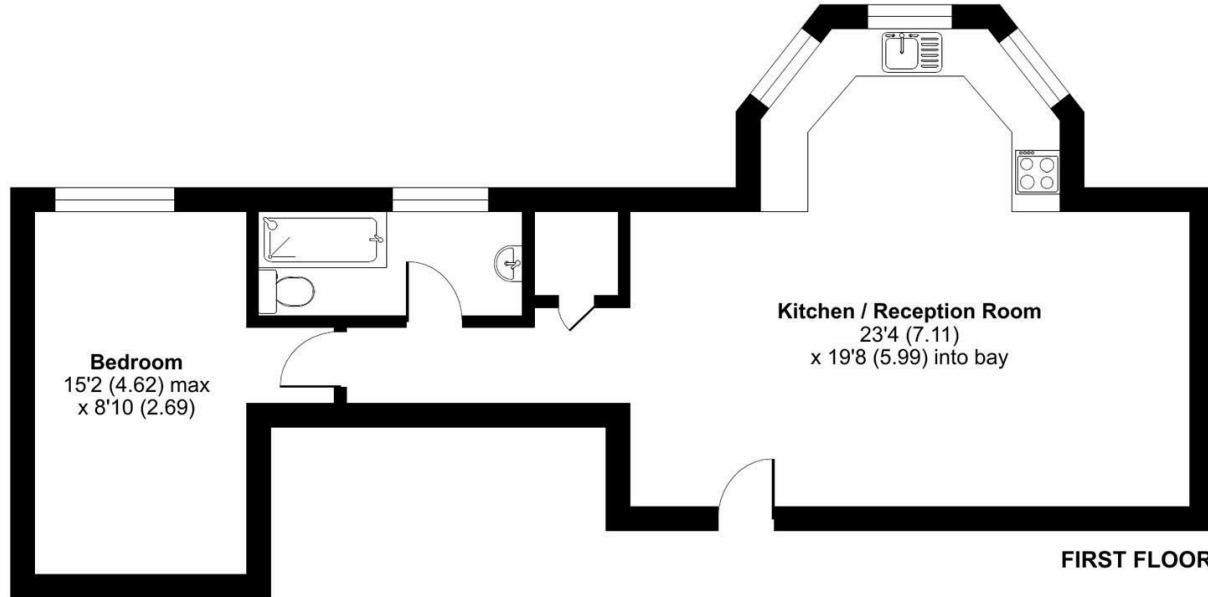


15 WOODFIELD HOUSE, TANGMERE ROAD, TANGMERE, WEST SUSSEX, PO20 2PB

15 Woodfield House, Tangmere PO20 2EU

Approximate Area = 634 sq ft / 58.9 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). © nichecom 2024. Produced for Sims Williams. REF: 1164399



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£245,000 Leasehold

15, WOODFIELD HOUSE,
TANGMERE ROAD TANGMERE,
WEST SUSSEX, PO20 2PB

- Newly Converted
- First Floor Apartment
- Stylish Kitchen With Appliances
- Bedroom + Bathroom
- Double Glazing
- Brand New 999 Year Lease
- Entryphone System
- Dimplex Electric Heating
- Parking & Bike Storage

EPC RATING

Current = C

Potential = C

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 apartment is located in the main building of Woodfield House and is accessed from the communal hallway. It is located on the first floor and has a large open plan kitchen, living and dining area. The stylish kitchen is fitted with integrated appliances and benefits from 3 southerly aspect bay windows which overlook the rear courtyard area. There is a double bedroom and the bathroom has a shower over bath and 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.

