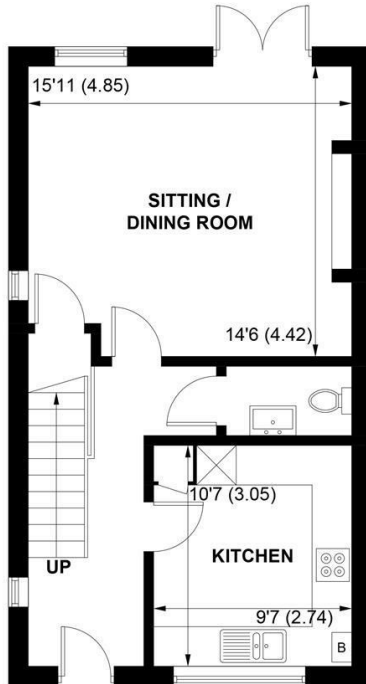


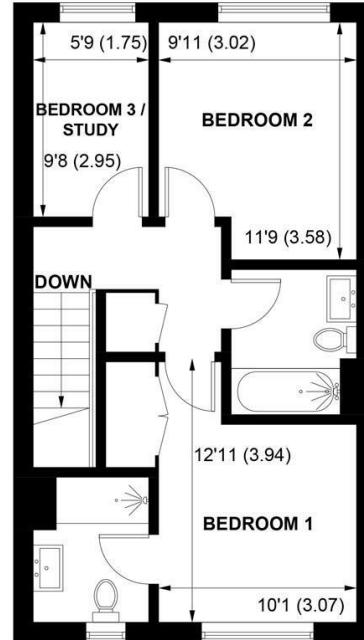


48, HANGAR DRIVE, TANGMERE, CHICHESTER, WEST SUSSEX, PO20 2ED

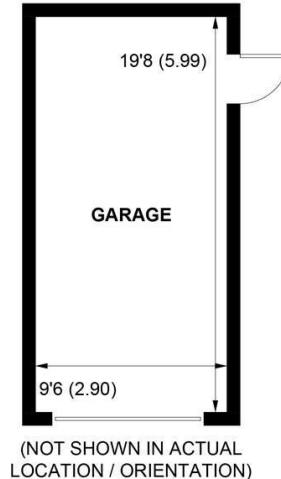




GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA = 963 SQ FT / 89.5 SQ M

GARAGE = 187 SQ FT / 17.4 SQ M

TOTAL = 1150 SQ FT / 106.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

Produced for Sims Williams

£365,000 Freehold

48, HANGAR DRIVE,
TANGMERE, CHICHESTER,
WEST SUSSEX, PO20 2ED

- Semi Detached House
- Hallway And Cloakroom
- Fitted Kitchen
- Double Aspect Sitting Room
- Principle Bedroom With Shower Room
- 2 Further Bedrooms
- Family Bathroom
- Gardens
- Garage & Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = D

The house has an entrance hall with a cloakroom and doors into both the sitting room and a contemporary fitted kitchen with excellent range of storage cupboards and drawers as well as integrated Zanuzzi appliances. This includes an electric double oven, gas hob with extractor hood, dishwasher and larder style fridge/freezer. (Note: The Quooker tap and water softener are not included in the sale).

The double aspect sitting room has French doors to the rear garden. On the first floor there is a master bedroom with a shower room en suite, There are two further bedrooms and a family bathroom.

The property has an open plan front garden with a pathway leading to the front door with automatic porch light. A side gate opens to the part walled and fenced back garden which has a paved patio area and pathway. The garden is principally laid to lawn and there is a timber garden shed. The house has the benefit of two allocated parking spaces behind the rear wall.

Tangmere offers two local convenience stores (one being a post office), primary school and church. Three miles to the west lies the cathedral city of Chichester which offers excellent high street shopping, restaurants, cafes and bars.

The Festival Theatre and a mainline station to London (Victoria) and other coastal towns. Nearby Goodwood is famous for it's many event days including the world renown Festival of Speed and Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and windsurfing from the beaches at West Wittering.

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 Chichester proceed in an easterly direction on the A27. After about 3 miles take the third exit at the Tangmere roundabout into Meadow Way. Take the third left into Hangar Drive. The house can be found on the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton



