



WINGS

CHESTNUT WALK | TANGMERE | PO20 2HH



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GUIDE PRICE £825,000 FREEHOLD

- Detached House
- Porch & Reception Hall
- Luxury Fitted Kitchen/Dining Room
- Double Aspect Sitting Room
- Study, Utility & Cloakroom
- 2 Further Reception Rooms
- 5 Bedrooms & 2 Bathrooms
- Landscaped Gardens
- Ample Parking
- Village Location

A beautifully appointed detached property which has been the subject of considerable refurbishment in a delightful tree lined cul de sac in the old part of Tangmere.

Entrance porch leading into the reception hall. There are stairs to the first floor and all principle reception rooms on the ground floor. Cloakroom with WC and wash basin.

The superb fitted kitchen has quartz counter tops with a good range of cupboards and drawers under and over, large kitchen island with ample storage, integrated appliances including ceramic hob and extractor system over, electric double oven and built in dishwasher.

Bright double aspect sitting room with doors into the rear garden. There is a study, utility room and two further reception rooms.

On the first floor the main bedroom has a luxury bathroom with free standing bath and walk in shower. There are 4 further bedrooms and a family bathroom.

The rear gardens have been most imaginatively landscaped with a Japanese theme and the creation of a number of seating areas to catch the light at different times of the day.



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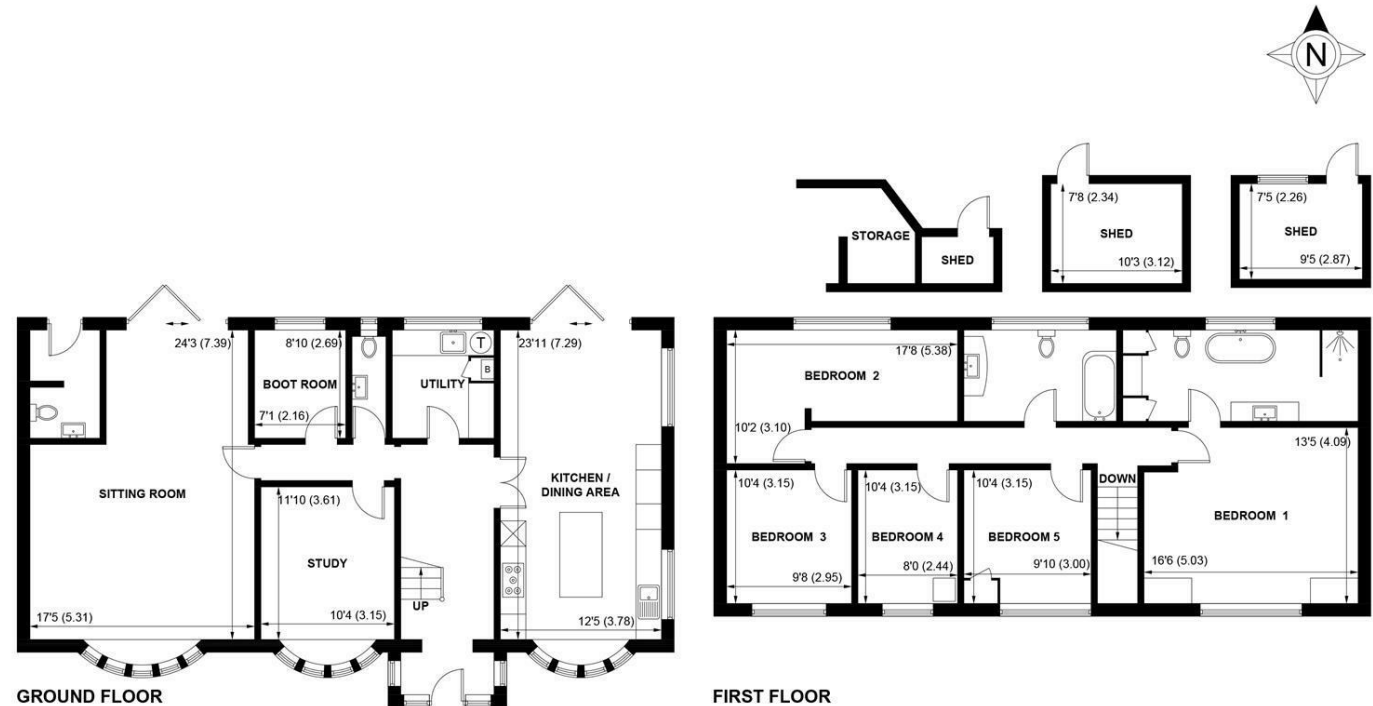
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EPC Band - Current - E Potential - C

Council Tax Band F

From Chichester proceed east on the A27 signposted to Tangmere. At the roundabout take the third exit onto Meadow Way. At the junction with Tangmere Road turn left and then first right into Chestnut Walk. Wings can be found about 150 yards along on the right hand side.



APPROXIMATE GROSS INTERNAL AREA = 2280 SQ FT / 211.8 SQ M

OUTBUILDINGS = 169 SQ FT / 15.7 SQ M

TOTAL = 2449 SQ FT / 227.5 SQ M

(EXCLUDING STORAGE)

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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