

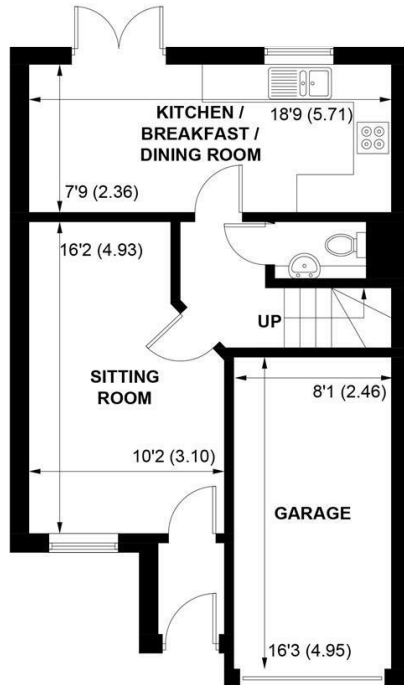


SW

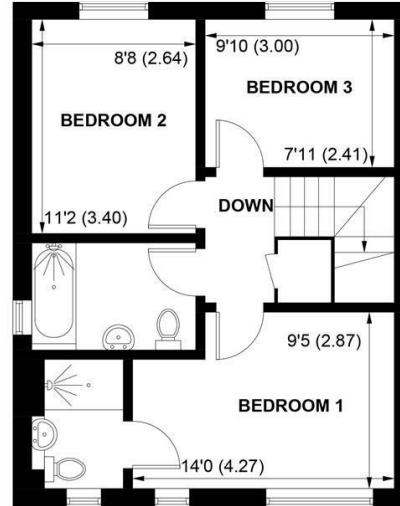
Sims Williams

11, OSBORN DRIVE, TANGMERE, WEST SUSSEX, PO20 2EE

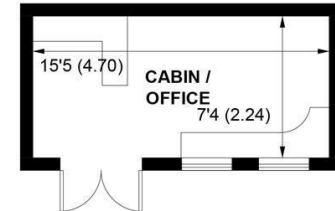




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 860 SQ FT / 79.9 SQ M
CABIN / OFFICE = 246 SQ FT / 22.9 SQ M
TOTAL = 1106 SQ FT / 102.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©
Produced for Sims Williams

£385,000 Freehold

11, OSBORN DRIVE,
TANGMERE,
WEST SUSSEX, PO20 2EE

- Semi Detached House
- Porch
- Sitting Room
- Hallway & Cloakroom
- Fitted Kitchen/Dining Room
- Main Bedroom With Shower Room
- 2 Further Bedrooms & Bathroom
- Gardens With Studio Room
- Garage & Further Parking

EPC RATING

Current = B
Potential = A

COUNCIL TAX BAND

Band = E

The entrance porch leads into the sitting room which has a front aspect and a door into the inner hallway.

There is a cloakroom and stairs to the first floor plus a door into the kitchen/dining room.

The fitted kitchen/dining room has a good range of counter tops with cupboards and drawers under. Range of wall cupboards. Gas hob with extractor over and built in electric fan assisted oven. Space and plumbing for washing machine and dishwasher. Space for larger style 'fridge/freezer. From the dining area there are French doors to the rear garden.

On the first floor the main bedroom has a shower room ensuite. There are 2 further bedrooms and a family bathroom.

The rear gardens are a good size principally laid to lawn with a patio area and large pergola. At the rear of the garden there is a superb office/studio with power and light. At the front of the house there is a single garage and ample parking for 2 further vehicles.

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 our office in Southgate head east following Market Avenue. Continue into St Pancras, bear right following the one way system, then bear left into The Hornet. At the first bend bear left into Oving Road., At A27 bypass turn left and carry on down to the Porfield roundabout. Follow the A27 signposted to Tangmere/Boxgrove. At the roundabout take the third exit into Meadow Way. Take the first left and then the next left into Osborn Drive.



