

# White & Brooks

CHICHESTER

## £390,000

Osborn Drive • Chichester • West Sussex

### “Semi-Detached House ”



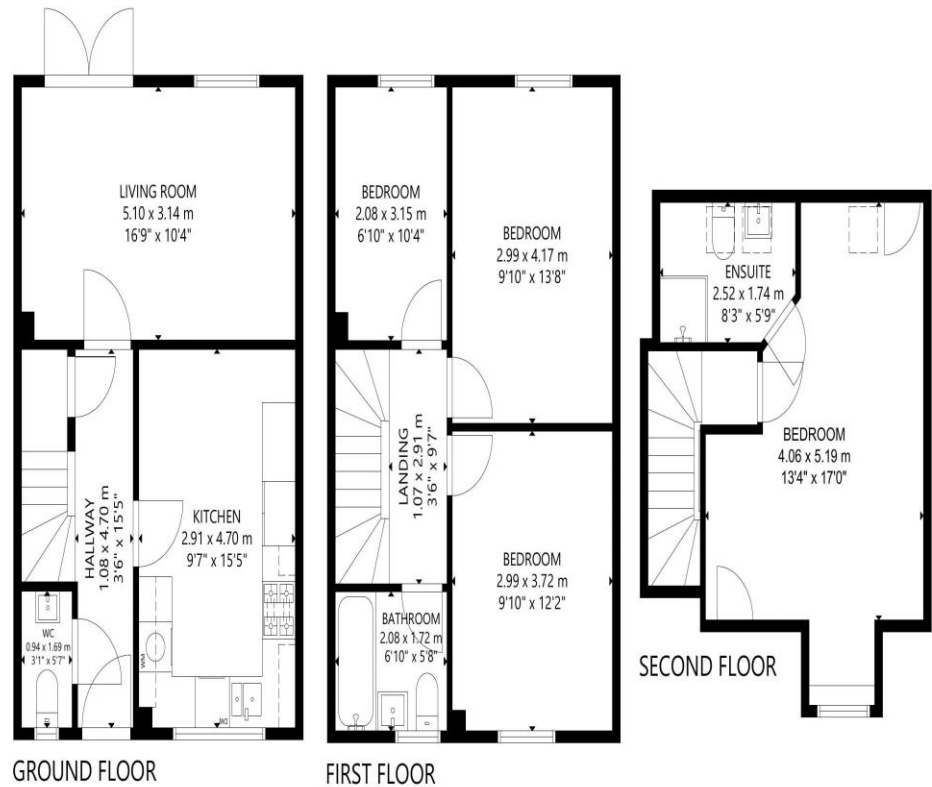
- ❖ Three Double Bedrooms and One Single Bedroom
- ❖ Modern Fitted Kitchen
- ❖ Living Room
- ❖ Primary Bedrooms Benefits from En-Suite Shower Room
- ❖ Downstairs Cloakroom
- ❖ Family Bathroom
- ❖ Excellent Location

# About The Property

White & Brooks are delighted to welcome to the market this well-presented semi-detached town house situated in the Historical Village of Tangmere. Located approximately 3 miles from Chichester. The Village has access to a local doctor, dentist, co-op, petrol station, schools, regular bus service and the historical Tangmere RAF museum. This beautifully presented family home briefly comprises four bedrooms with the primary bedroom situated on the second floor and featuring an en-suite shower room. On the first floor are a further three bedrooms and the main family bathroom completes this level. To the ground floor there is a large size sitting room with double glazed doors leading out onto the rear garden. A modern fitted kitchen/dining room featuring integrated appliances and a downstairs cloakroom completes the ground floor. This property further benefits from an enclosed, landscaped rear garden and garage with pitched roof. An early viewing is essential to appreciate the location and accommodation on offer.



# Floorplan and EPC



GROSS INTERNAL AREA  
 TOTAL: 109 m<sup>2</sup> / 1,172 sq ft  
 GROUND FLOOR: 41 m<sup>2</sup> / 437 sq ft, FIRST FLOOR: 41 m<sup>2</sup> / 444 sq ft  
 SECOND FLOOR: 27 m<sup>2</sup> / 291 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Room Details

Hallway

Cloakroom

Kitchen 9' 7" x 15' 5" (2.91m x 4.70m)

Living Room 16' 9" x 10' 4" (5.10m x 3.14m)

Fourth Bedroom 6' 10" x 10' 4" (2.08m x 3.15m)

Third Bedroom 9' 10" x 12' 2" (2.99m x 3.72m)

Second Bedroom 9' 10" x 13' 8" (2.99m x 4.17m)

Bathroom

Primary Bedroom 13' 4" x 17' 0" (4.06m x 5.19m)

En-suite

