



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Hangar Drive, Tangmere, Chichester

Offers Over £475,000

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**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED RESIDENCE
FORMER SHOW HOME IN SOUGHT AFTER LOCATION ON THE
OUTSKIRTS OF HISTORIC CHICHESTER** This superb and Striking four-bedroom detached home, built in 2016 and formerly the show home of this desirable development, enjoys a prime position within the highly sought-after village of Tangmere. Boasting an attractive frontage and outstanding curb appeal, the property boasts 1575 Sq. ft and combines contemporary design with a soft, stylish neutral palette throughout, offering a sense of space, light, and modern elegance. The welcoming hallway leads to a well-proportioned, light-filled sitting room, featuring a beautiful bay window that floods the space with natural light. To the right, there is a study, ideal for home working or a quiet reading space, along with a modern cloakroom/ WC. At the heart of the home lies a stunning open-plan kitchen and dining area, perfect for both everyday living and entertaining. The contemporary kitchen boasts sleek cabinetry, high-quality fitted appliances, a breakfast bar, and a fully ceramic tiled floor. The adjoining dining area offers ample space for family meals or hosting guests, with double doors opening onto the garden, creating a seamless indoor-outdoor flow. A useful utility room is conveniently located just off the kitchen. Upstairs, the property continues to impress with a generously sized principal bedroom offering a fitted wardrobe and a luxurious en-suite shower room finished to a high standard. A Velux window is cleverly positioned on the landing allowing natural light to flood the living areas. There are three further double bedrooms, each with their own distinctive charm and style, all served by a beautifully appointed family bathroom. A linen cupboard provides additional practical storage. Outside, the private and secluded rear garden is mainly laid to lawn, offering a tranquil space for relaxation or entertaining, with a side gate for access. The property also benefits from a single garage and a driveway providing parking for multiple vehicles. **Perfectly positioned to enjoy both excellent local amenities and the beautiful surrounding countryside, whilst being just four miles from the historic City of Chichester, this exceptional home offers the ideal blend of village living and modern convenience.**



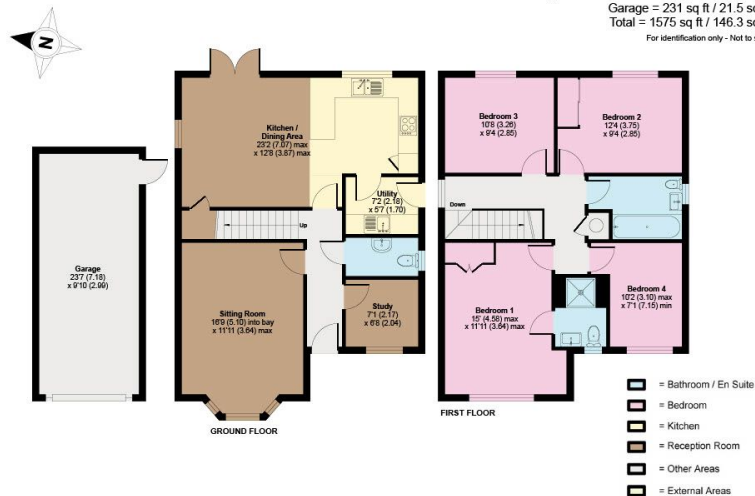
Hangar Drive, Chichester, PO20

Approximate Area = 1344 sq ft / 124.8 sq m

Garage = 231 sq ft / 21.5 sq m

Total = 1575 sq ft / 146.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richwcom 2025. Produced for Toby Gullick Independent Family Estate Agents. REF: 1373226

- A Superb And Striking Detached Residence
- An Impressive Open Plan Kitchen/Dining Room
- Lovely Light Filled Rooms
- Former Show Home In Prime Spot In Development
- Tandem Garage And Driveway
- Four Beautifully Presented Double Bedrooms
- Stylish And Luxurious Family Bathroom And Ensuite Shower Room
- High Specification
- An Attractive Private And Secluded Garden
- No Forward Chain

