



29 Tangmere Gardens, Aldwick

Guide Price £315,000

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Three bedroom spacious family home situated in Aldwick.

- Sitting/Dining Room
- Kitchen & Utility Room
- Modern Family Bathroom
- Loft Room
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Garage

A light and spacious family home.

This three bedroom house is well presented having double glazing and gas fired central heating. The accommodation briefly comprises entrance hall, spacious 'L' shaped sitting and dining room, with a sliding door to the garden. Modern fitted grey kitchen with integrated oven and hob, with an understairs pantry, leading out to a utility room and onto the rear garden. On the ground floor, the flooring is Karndean LVT and has a lifetime guarantee, fitted in 2019.

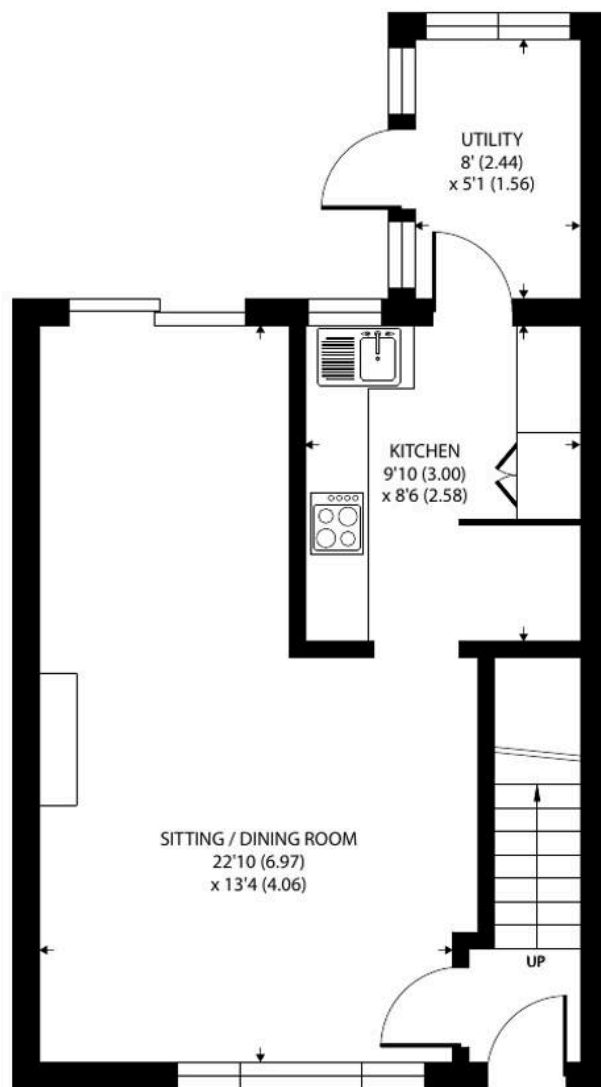
To the first floor, there are three bedrooms, a modern family bathroom, white suite tiled panel bath with mixer shower over, basin and WC. There is also the benefit of a loft room.

Outside, the front garden is laid with decorative stones. There is also a shared garden area. The rear garden is mainly laid to lawn with patio and timber shed with electricity inside.

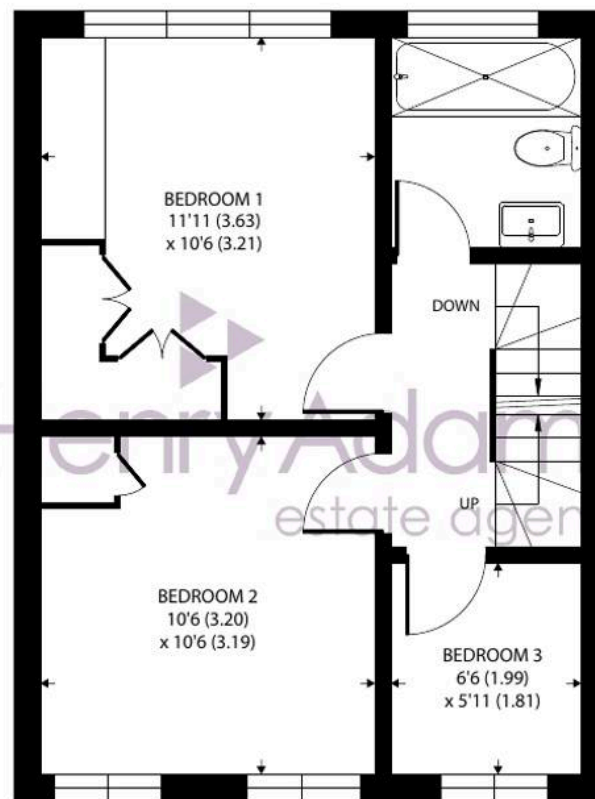




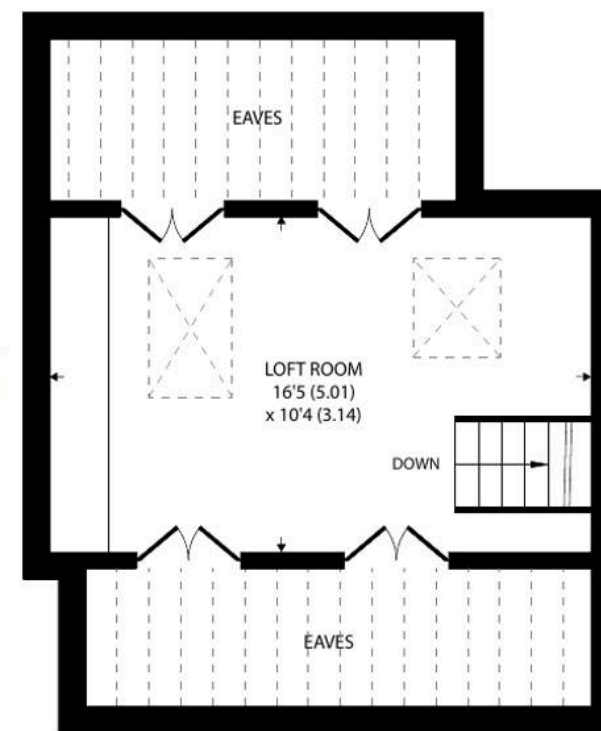




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Approximate Area = 978 sq ft / 90.8 sq m

Limited Use Area(s) = 143 sq ft / 13.2 sq m

Total = 1121 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1241572

The garage is located at the beginning of the terraced houses with parking nearby.

A viewing is thoroughly recommended to appreciate the generous accommodation and quiet location.

Tangmere Gardens is a mature residential cul-de-sac situated in Aldwick, approximately two miles west of Bognor Regis and half mile level walk from Rose Green village which offers a range of local facilities including an infant and junior school, doctors' surgery, pharmacy, post office, library, convenience food store and family butcher. The Cathedral City of Chichester is approximately six miles.

What3Words ///straws.stated.unscathed

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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