

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£525,000**

**Freehold**

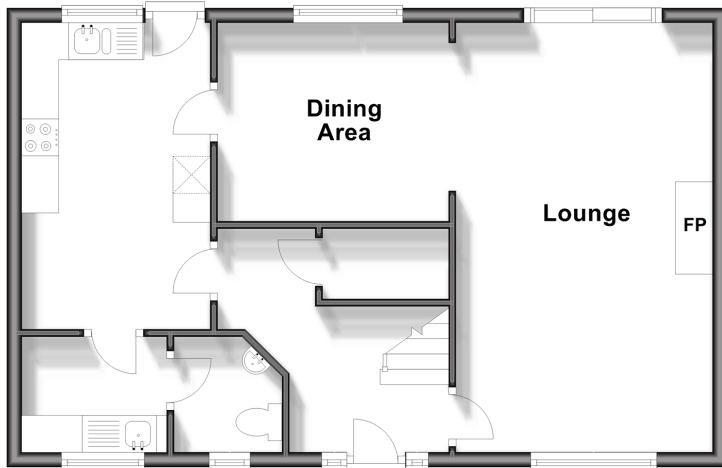
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Hunters Gate, Tangmere Road, Shopwhyke,  
Chichester, West Sussex, PO20

**cubitt & west**  
Helping you move forwards

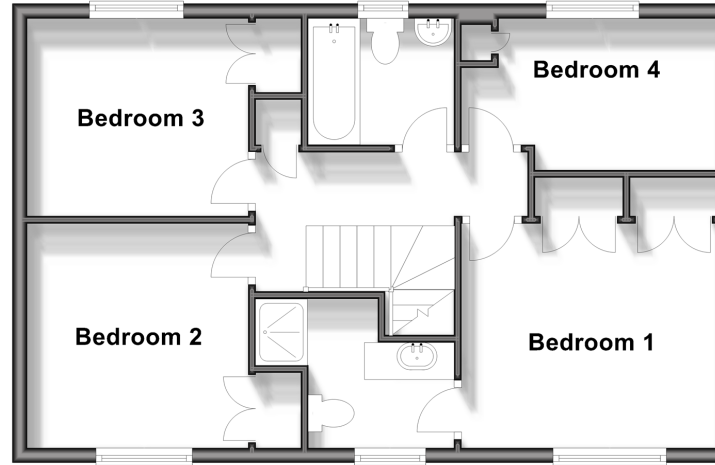
### Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



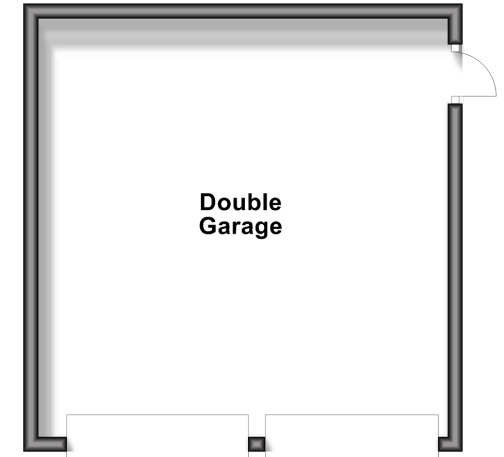
### First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



### Outbuilding

Approx. 31.3 sq. metres (336.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Utility Room: 6'5 x 5'1 (1.96m x 1.55m)

Kitchen: 13'8 x 8'4 (4.17m x 2.54m)

Dining Area: 9'4 x 8'11 (2.85m x 2.72m)

Lounge: 19'1 x 11'3 (5.82m x 3.43m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 10'2 (3.51m x 3.10m)

En-Suite Shower Room: 6'8 x 6'6 (2.03m x 1.98m)

Bedroom 2: 10'2 x 9'10 (3.10m x 3.00m)

Bedroom 3: 9'9 x 8'6 (2.97m x 2.59m)

Bedroom 4: 11'8 x 6'7 (3.56m x 2.01m)

Bathroom: 6'8 x 5'7 (2.03m x 1.70m)

### OUTBUILDING

Double Garage: 14'5 x 14'0 (4.40m x 4.27m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens

Shed



## Main features

- **Fantastic sized detached house with double garage & ample off road parking**
- **Quiet village location, close to the schools & shops**
- **Easy access onto A27 and into Chichester**
- **No onwards chain**
- **Boasts a sunny rear garden**
- **Great sized accommodation throughout**



### Nearest Schools

Tangmere Primary 0.2 miles, Boxgrove CofE Primary 0.7 miles, March CofE Primary 1.3 miles, Ormiston Six Villages Academy 2.3 miles, Chichester High School for Boys 2.9 miles, Chichester High School for Girls 2.9 miles, Chichester College 3.2 miles



### Transport Information

Train Stations: Chichester 3.1 miles, Barnham 3.5 miles, Fishbourne 4.4 miles



### Address

Hunters Gate, Tangmere Road, Shopwhyke, Chichester, West Sussex, PO20



### Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

40414833/20240610/KF/JH