

# CHARLES PECK

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## **98 Hangar Drive, Tangmere, PO20 2ED Offers In The Region Of £400,000**

A modern and beautifully presented semi-detached home with a garage, ample driveway parking, a delightful south facing garden and a pretty rear outlook over farm land, located on a popular road within the historic village of Tangmere.

Entrance hall | Kitchen | WC | Sitting room | Three bedrooms | En suite shower room | Bathroom | Gas central heating | Double glazing

South facing rear garden | Garage | Driveway

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17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: [homes@charlespeck.co.uk](mailto:homes@charlespeck.co.uk)

[www.charlespeck.co.uk](http://www.charlespeck.co.uk)

## Location

The property sits within a modern and well-kept development which includes leafy, green spaces and a children's playpark and is located centrally within the historic village of Tangmere. During the Second World War Tangmere had an RAF airfield with planes seeing action throughout the war. All this history can be viewed in Tangmere's Military Aviation Museum located within the village. Further village amenities include a primary school, convenience store, church, community café, doctors surgery, dentist practice and a children's nursery. Tangmere sits a few miles east of Chichester and just south of the renowned South Downs National Park and within its rolling foothills lies the famous Goodwood Estate.

## Accommodation

The contemporary and light accommodation is arranged over two floors and to the rear is a rural outlook over farmland. As you enter there is a good sized entrance hall, perfect for coat/boot storage, with oak hardwood flooring. Off this space there is a modern and well-equipped fitted kitchen. Moving through the property there is a useful cloakroom and to the rear a spacious sitting/dining room, complete with doors out into the south facing garden. On the first floor, off a landing there are three bedrooms (master benefiting from an en-suite) and a modern family bathroom.

### Entrance hall

**Kitchen 10'7 x 9'6 (3.23m x 2.90m)**

### WC

**Sitting room 15'11 x 14'9 (4.85m x 4.50m)**

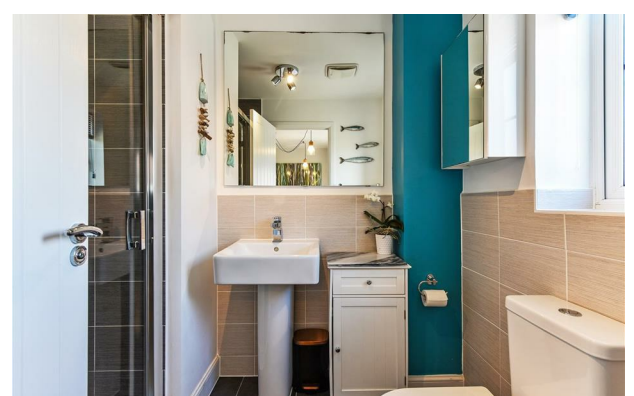
### Landing

**Bedroom one 13'1 x 10'3 (3.99m x 3.12m)**

### En suite shower room

**Bedroom two 9'10 x 9'9 (3.00m x 2.97m)**

**Bedroom three 9'8 x 5'9 (2.95m x 1.75m)**



## Bathroom

## Outside

To the rear there is an enclosed south facing garden which is mainly laid to lawn. This is complete with BBQ and seating area, mains-powered outdoor lighting and mature shrubs planted throughout. A garage is located to the side with access from the garden and an up and over door to the front for vehicular access. The garage roof is boarded with ladder access for additional storage. At the front of the property there is ample driveway parking.

**Garage 19'10 x 9'10 (6.05m x 3.00m)**

## Tenure

Freehold

## Council tax band

D

## General remarks

To view please telephone us on 01243 816666 to make an appointment.


## Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



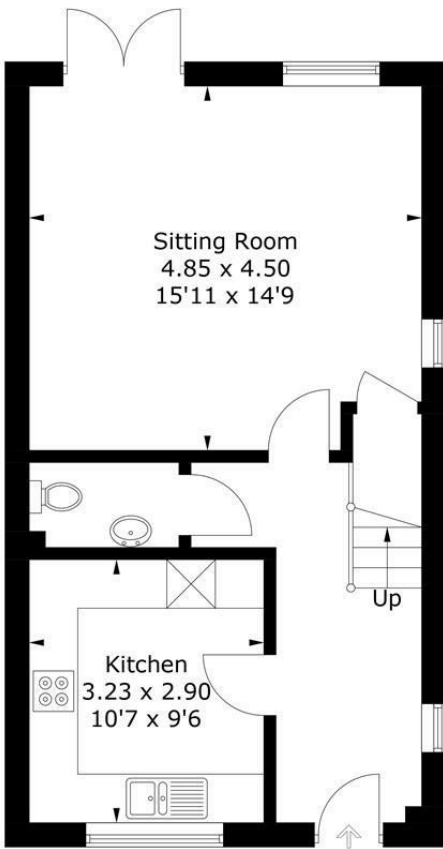
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

## Hangar Drive, PO20

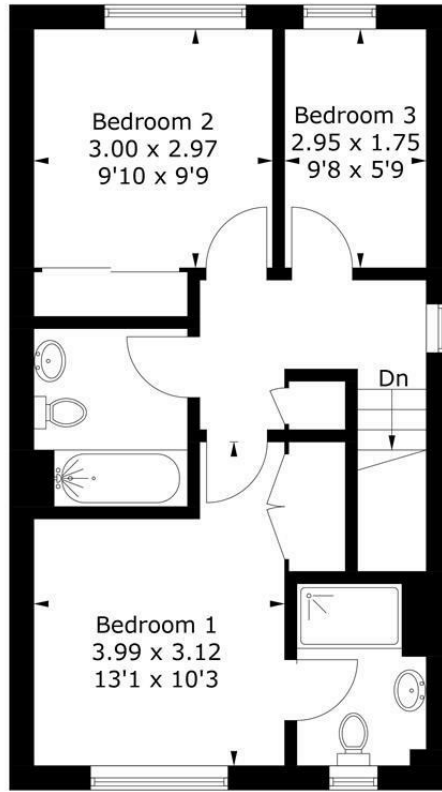
Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

Garage = 18.3 sq m / 197 sq ft

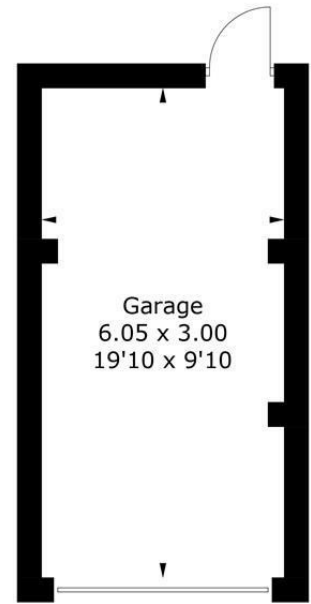
Total = 106.9 sq m / 1151 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1097758)