



119 Churchwood Drive, Tangmere

A beautifully presented house in a cul-de-sac location offering light accommodation in a peaceful setting.



- ▶ Well presented
- ▶ Sitting room
- ▶ Modern kitchen
- ▶ Three bedrooms (two of which are doubles)
- ▶ Spacious driveway
- ▶ End of terrace house
- ▶ Separate dining room
- ▶ Modern bathroom/WC
- ▶ Private garden
- ▶ Garage

Situated at the far end of a popular cul-de-sac with no through traffic, lies this well presented end of terrace house offering tranquillity and a private environment.

The property has been modernised in recent years which includes the installation of a new kitchen and bathroom/WC. The property has been decorated in a neutral colour scheme maximising the light into the property. From the entrance porch through to the dining room and into the sitting room, engineered wood flooring creates a cohesive flow throughout the ground floor. The kitchen has a stylish feel with its comprehensive range of white floor and wall mounted cupboards and integral oven and hob. The sitting room is situated to the rear of the property and has doors opening out to the garden. On the first floor, three bedrooms (two of which are doubles) and a modern bathroom/WC can be found.

Outside, the property has a spacious driveway and an additional parking area as well as an attached garage with a pedestrian door leading to the garden, and a loft area providing useful storage above the garage. The rear garden has been designed for low maintenance with patio area adjoining the property which gives way to shingle. There is also space to the side of the property for storage.

Chichester District Council - 24/25 Tax Band C £2,000.60





Approximate Area = 791 sq ft / 73.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 926 sq ft / 86 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Tangmere has a Co-op convenience store, village hall, medical centre, primary school and church. Three miles to the west lies the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions

From Chichester proceed east on the A27. At the Tangmere/Boxgrove roundabout take the third exit into Meadow Way (signposted Tangmere). Take the third turning on the left into Churchwood Drive and proceed to the end and the property is on the left.

what3words.com/troll.graced.presumes

