




21 Haleybridge Walk, Tangmere

Well presented link-detached house in a quiet cul-de-sac location

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- ▶ Open plan living accommodation
- ▶ Modern kitchen
- ▶ Cloakroom
- ▶ En-suite shower room/WC
- ▶ Driveway & garage/store
- ▶ Cul-de-sac location
- ▶ Study & utility room
- ▶ Four bedrooms
- ▶ Bathroom/WC
- ▶ Good size garden

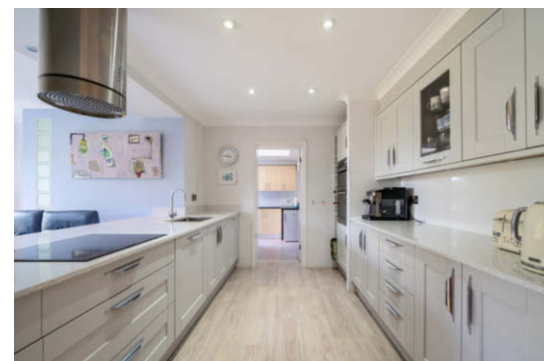
Enjoying a quiet cul-de-sac location in Tangmere, lies this superb home which has been extended to the rear, creating a well-balanced and a beautifully presented house.

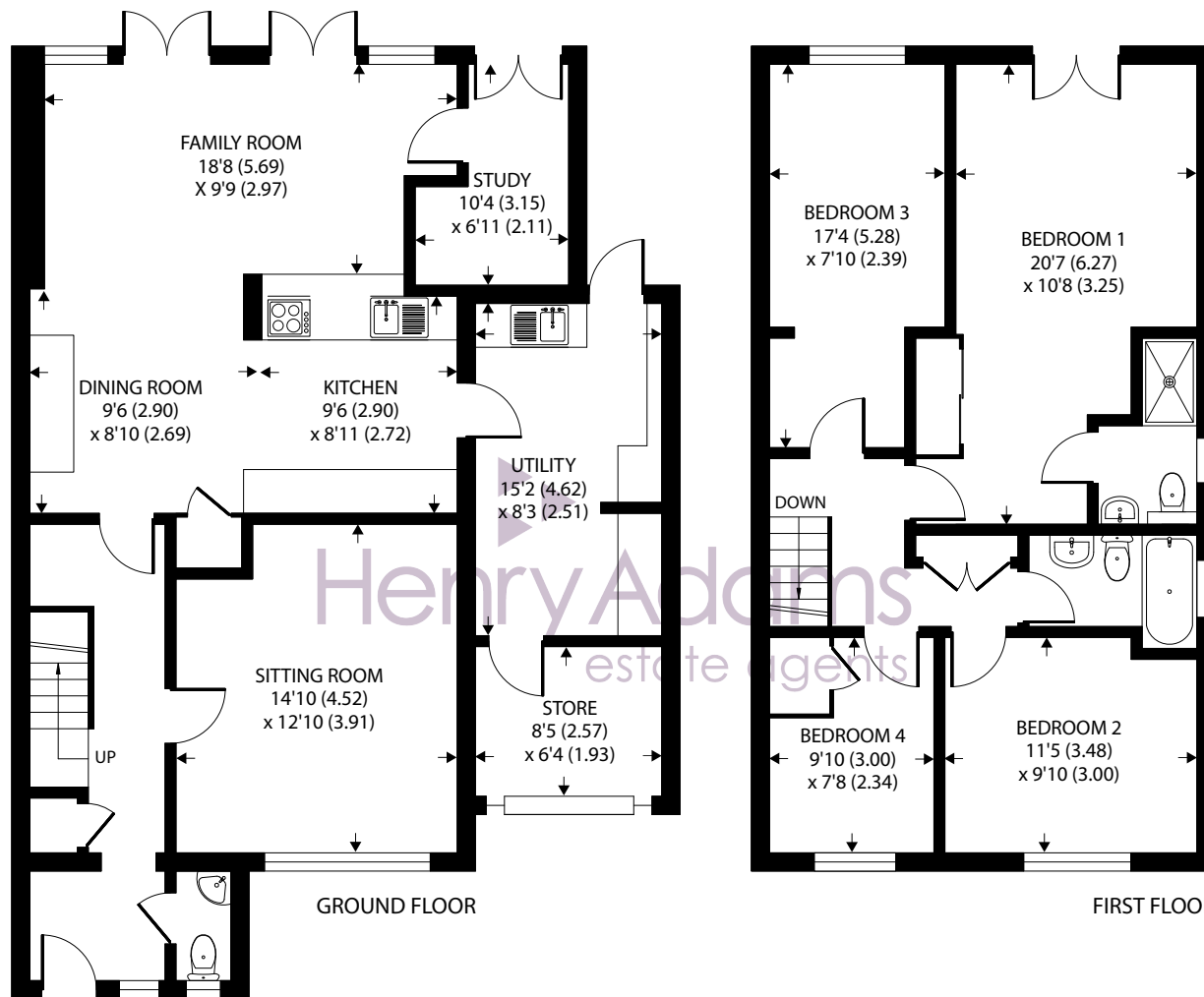
The ground floor has great open plan living space at the rear incorporating a kitchen which has recently been re-fitted, a dining area and family room with doors opening onto the garden. In addition there is a generous sitting room, study, cloakroom and a utility room with store.

The first floor has four bedrooms including a good size principal bedroom with fitted wardrobes, a Juliet balcony and en-suite shower room. There are also two further double bedrooms, a single bedroom and a bathroom.

The rear garden is well established and offers a good degree of privacy and is of a generous size for a modern home. A patio area adjoins the property which gives way to lawn and is surmounted by well stocked flower and shrub borders. At the end of the garden is a seating area with attractive pergola and a summer house. To the front is an attractive block paved drive. The garage has been split by a partition wall to create a store at the front and additional space for the utility room behind.

Chichester District Council - 24/25 Tax Band E £2,750.82





Approximate Area = 1723 sq ft / 160.1 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). At the end of Meadow Way turn left into Tangmere Road. Haleybridge Walk is the fourth turning on the left and number 21 is towards the end on the right.

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