



98 Hangar Drive, Tangmere, PO20 2ED

Offers in Region of £380,000



98 Hangar Drive, Tangmere

A modern and well-presented semi-detached house located within the semi-rural village of Tangmere.

- Beautifully presented
- South facing rear garden
- Outlook over farm land
- Modern kitchen
- Three bedrooms
- En-suite shower room & family bathroom
- Garage & driveway

On the ground floor there is a modern kitchen with a range of white floor and wall mounted units, gas hob with stainless steel cooker hood, integrated oven. The sitting/dining room is at the rear of the house with patio doors leading out to the south facing garden. A cloakroom completes the ground floor accommodation.

Stairs rise to the first floor leading to three bedrooms and a family bathroom. The main bedroom has the benefit of an en-suite shower room. The bedrooms to the rear have southerly views over countryside.

To the rear there is an enclosed rear garden and to the side of the house there is a driveway leading to a single garage.



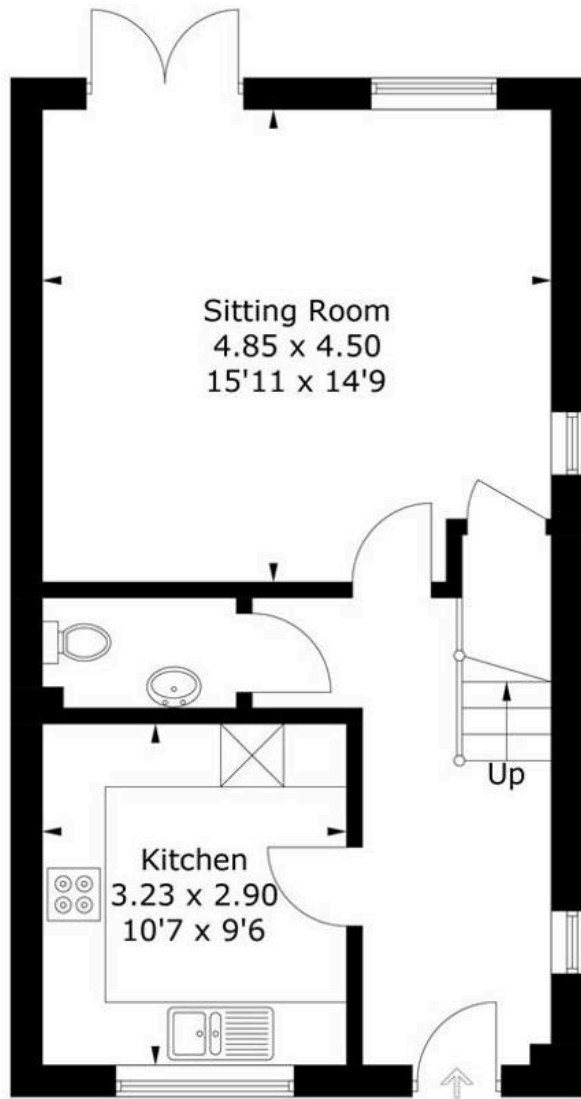


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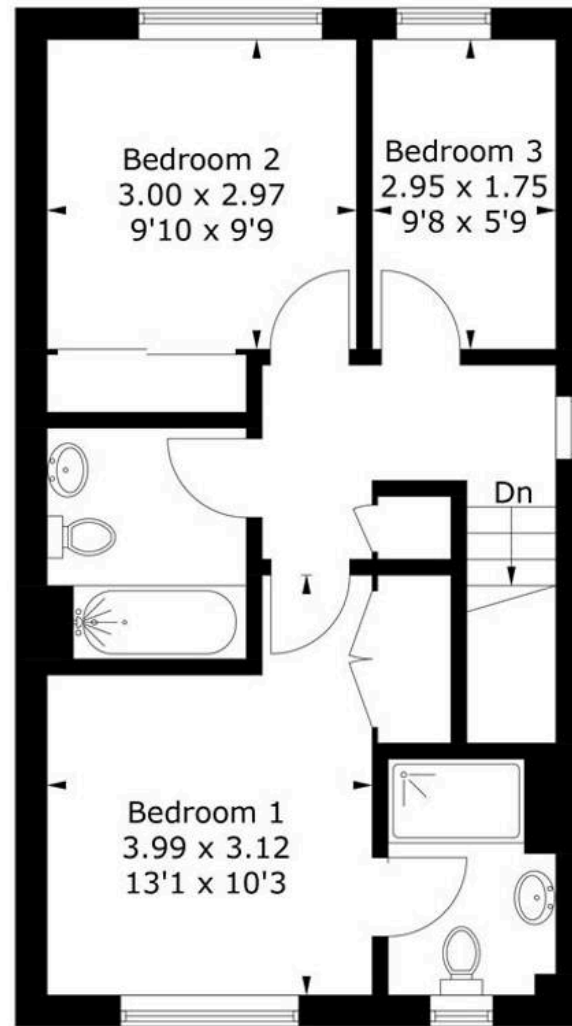
Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

Garage = 18.3 sq m / 197 sq ft

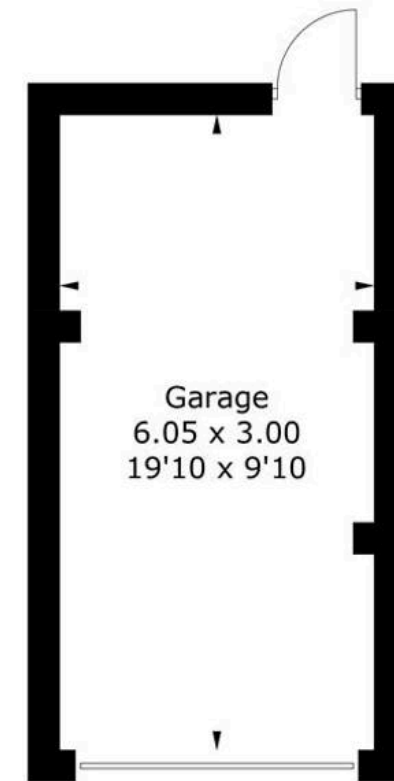
Total = 106.9 sq m / 1151 sq ft



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)

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 forth turning on the left into Hangar Drive and the property is on the right after the recreational area. what3words - wiggles.whizzing.kick

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

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

