



14 Nettleton Avenue, Tangmere, PO20 2HZ

Guide Price £750,000

 **Henry Adams**  
estate agents







## 14 Nettleton Avenue, Tangmere

An imposing detached family house overlooking the village green in Tangmere.

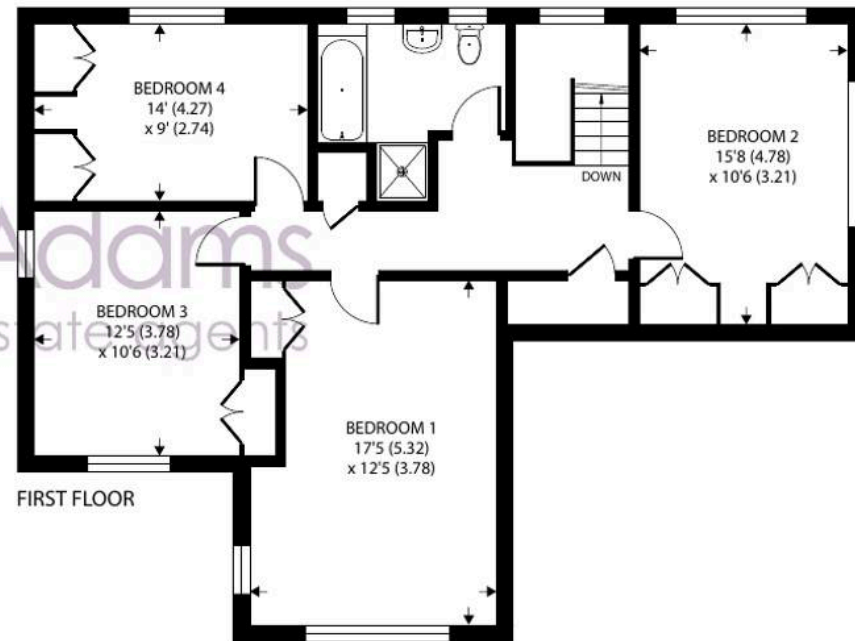
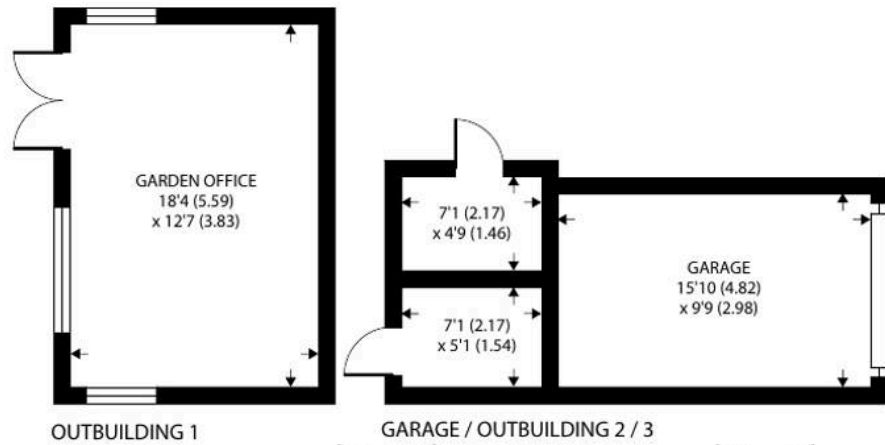
- A substantial detached family house
- Fabulous view overlooking the village green
- Beautiful 0.21 acre garden
- Three reception rooms
- Spacious kitchen/breakfast room
- Four double bedrooms and family bathroom
- Private drive and garage
- Village location

This substantial detached family house presents an ideal blend of comfort and convenience. Boasting a commanding position overlooking the picturesque village green, the residence offers a tranquil escape from the hustle and bustle of every-day life. Set within a mature secluded fifth-acre garden, this property encapsulates the essence of village living, while being just moments away from the village's amenities. Upon entry, the welcoming ambience extends through the entrance hall, leading to a cloakroom for added convenience. The open plan sitting room and dining room provide the perfect space for relaxation and entertaining, enhanced by a bright triple aspect snug/study with French doors opening onto the rear garden. The heart of the home lies in the classic shaker-style kitchen/breakfast room, featuring a host of modern appliances including an integrated double oven, 5-burner hob, cooker hood, and dishwasher. Upstairs, the property offers four generously proportioned double bedrooms. A family bathroom completes the accommodation.









Approximate Area = 1778 sq ft / 165.1 sq m

Garage = 155 sq ft / 14.3 sq m

Outbuildings = 300 sq ft / 27.8 sq m

Total = 2233 sq ft / 207.4 sq m

For identification only - Not to scale





**Outside** - The property truly excels, with ample outdoor space for both relaxation and recreation. A private drive leads to a single garage at the front and a detached timber chalet /home office is at the far end of the rear garden.

**Location** - Tangmere offers a comprehensive range of local amenities including, a medical centre, dental surgery, and local convenience store incorporating a post office. There is also a primary school, parish church, Tangmere Military Aviation Museum and a regular bus service into Chichester. 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 Boxgrove/Tangmere roundabout come back on yourself and take the turning on the left by the petrol station into Tangmere Road. Take the second turning on the right into Nettleton Avenue and number 14 is on the right after Gibson Road.  
what3words - baker.various.skies

Chichester District Council - 25/26 Tax Band F £3,409.11 EPC-D

**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](https://henryadams.co.uk)

