



3 St. Andrews Lane, Tangmere, PO20 2HQ

Guide Price **£675,000**



3 St. Andrews Lane, Tangmere

Elegant detached home in a peaceful village setting.

- Tucked away in a peaceful cul-de-sac
- Detached family house
- Dual aspect sitting room
- West facing conservatory
- Kitchen/breakfast room
- Dining room & study
- Four double bedrooms
- Two en-suites and family bathroom
- Double garage and ample driveway
- Secluded west facing garden

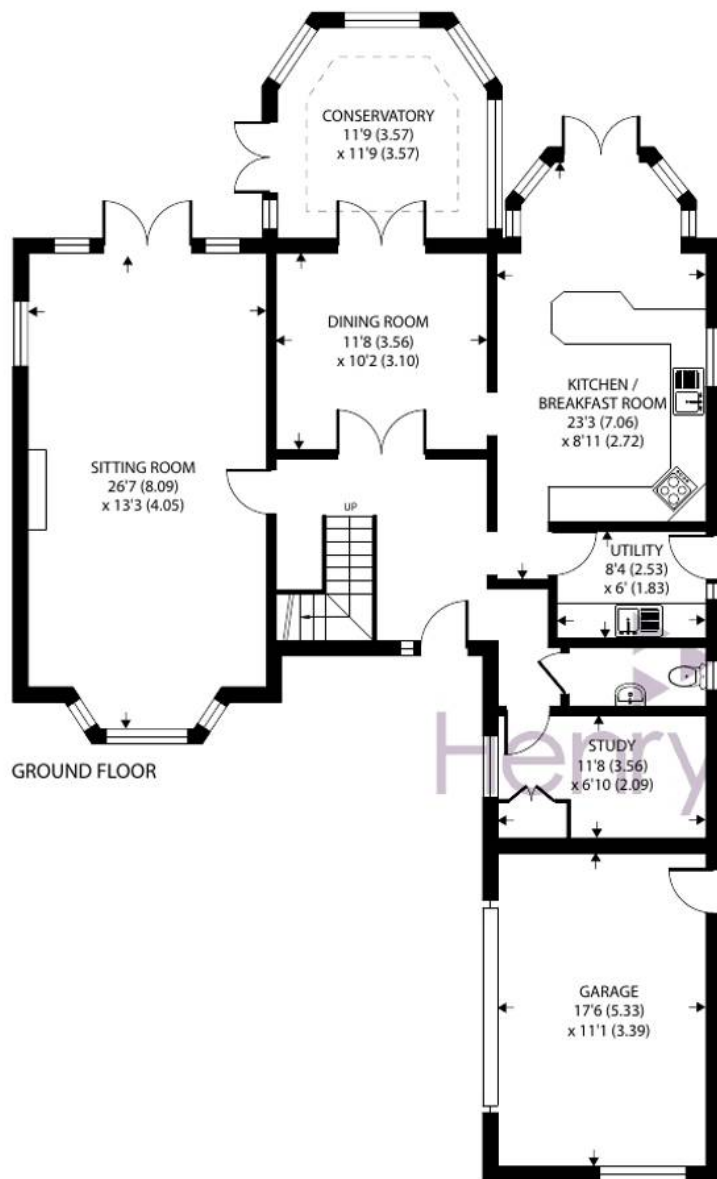
Set within a discreet cul-de-sac in the historic village of Tangmere, this spacious detached residence offers a considered and comfortable way of living. Just east of Chichester, the location enjoys a strong sense of community, access to local amenities and excellent connections to both countryside and coast.

The ground floor provides a generous and well-balanced layout with a dual-aspect sitting room having a bay window to the front and patio doors opening out to the garden. There is a formal dining area and a bright conservatory that connects seamlessly to the private, sun-drenched rear garden. The kitchen/breakfast room is fitted with integrated appliances and a range of cabinetry, supported by a separate utility room. A study and cloakroom complete the ground floor, offering additional space and flexibility. Upstairs, four double bedrooms each include built-in wardrobes, with two offering en-suite shower rooms. A well-appointed family bathroom serves the remaining rooms.









Approximate Area = 2153 sq ft / 200 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 2356 sq ft / 218.8 sq m

For identification only - Not to scale



Outside – The mature rear garden is quietly enclosed and features a mix of paving, lawn, raised beds and a paved seating area. A double garage and generous driveway provide ample parking. With no onward chain, this is a rare opportunity to secure a thoughtfully designed home in a highly regarded West Sussex village.

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 – Proceed east along the A27 and at the Tangmere/Boxgrove roundabout take the third exit into Meadow Way. At the end of Meadow Way turn left into Tangmere Road and then take third turning on the right into Church Lane. Take the first turning on the right into St Andrews Lane and the property is towards the end on the left. what3words –amuses.ballooned.mildest

Chichester District Council – 25/26 Tax Band G £3,933.58
EPC–D





Henry Adams – Chichester

Henry Adams LLP, Rowan House Baffins Lane – PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.