



48 Hangar Drive, Tangmere, PO20 2ED

Guide Price £345,000

 **Henry Adams**
estate agents

48 Hangar Drive, Tangmere

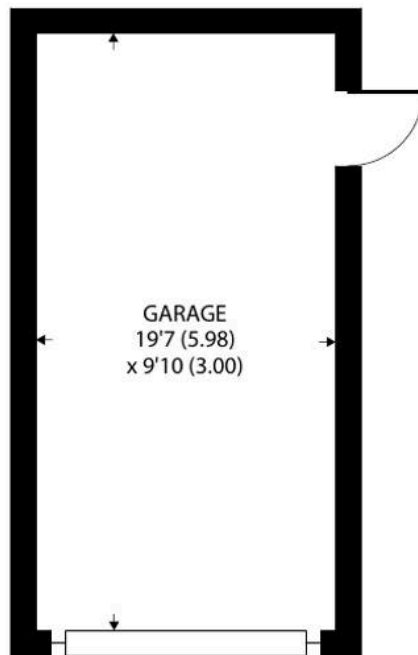
A contemporary semi-detached house in a popular village location.

- Modern semi-detached house
- Traditional hall and cloakroom
- Double aspect sitting room
- Fitted kitchen
- En-suite principal bedroom
- Two further bedrooms
- Family bathroom
- Driveway to large single garage
- Garden

This three bedroom semi-detached home features an inviting entrance hall with a cloakroom and access to both the sitting room and a stylish, contemporary fitted kitchen. The kitchen boasts an excellent range of storage cupboards and drawers, along with integrated Zanussi appliances including a double electric oven, gas hob with extractor hood, dishwasher and a larder-style fridge/freezer. *(Please note: the Quooker tap and water softener are not included in the sale.)* The spacious, double aspect sitting room enjoys plenty of natural light and offers direct access to the rear garden via French doors. Upstairs, the first floor comprises a principal bedroom with an en-suite shower room, two further bedrooms and a modern family bathroom.

Outside, the property features an open-plan front garden with a pathway to the front door and an automatic porch light. A side gate leads to the part-walled and fenced rear garden, which includes a paved patio and pathway with a well-maintained lawn. The property also benefits from a driveway leading to a single garage.





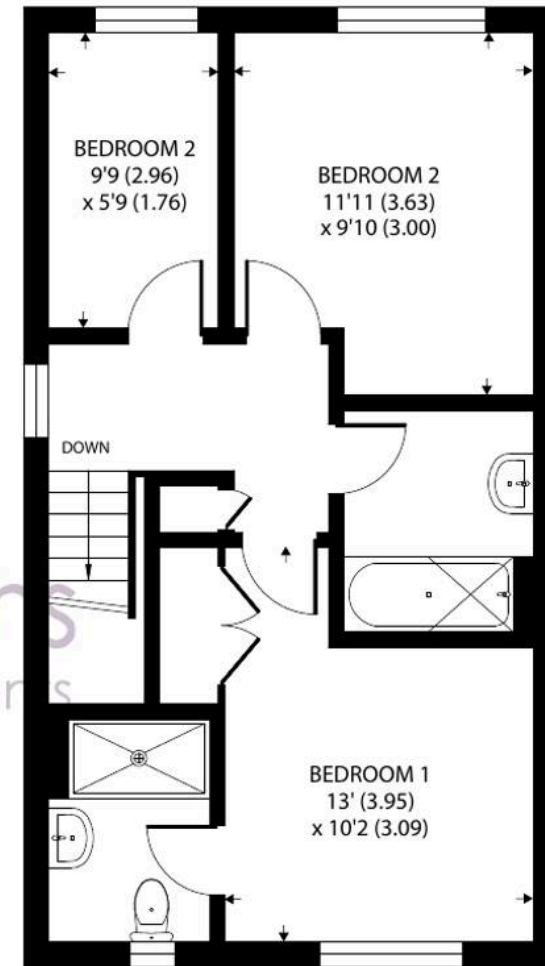
GARAGE
19'7 (5.98)
x 9'10 (3.00)



SITTING /
DINING ROOM
15'11 (4.85)
x 14'6 (4.43)

KITCHEN
10'5 (3.17)
x 9'7 (2.93)

GROUND FLOOR



BEDROOM 2
9'9 (2.96)
x 5'9 (1.76)

BEDROOM 2
11'11 (3.63)
x 9'10 (3.00)

BEDROOM 1
13' (3.95)
x 10'2 (3.09)

FIRST FLOOR

Approximate Area = 950 sq ft / 88.2 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



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 after approximately 0.26 of a mile the property is on the left. what3words - mush.somewhere.overlaps

Chichester District Council - 25/26 Tax Band D £2,360.15 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](https://www.henryadams.co.uk)

