



35 Nicolson Close, Tangmere, PO20 2LA

Guide Price £475,000

 **Henry Adams**
estate agents

35 Nicolson Close, Tangmere

An attractive detached family home in a cul-de-sac location.

- Spacious open plan living and dining with conservatory and doors to garden
- Shaker style kitchen with breakfast bar and French doors to garden
- Principal bedroom with dressing area and en-suite shower room
- Family bathroom plus ground floor cloakroom
- Driveway parking for two cars and integral garage (adapted for study/bar and storage)
- Enclose rear garden with patio and lawn

This attractive four-bedroom detached family home enjoys a desirable cul-de-sac position in a popular village location.

The front elevation features a part-tiled finish with leaded light double glazed windows, while an open porch with a semi-circular brick archway provides a welcoming first impression.

Inside, the property opens to a spacious entrance hall with cloakroom. The open-plan sitting and dining room is bright and airy, with French doors leading into a conservatory that overlooks the garden.





The well-proportioned kitchen/breakfast room is fitted with shaker-style cupboards, a breakfast bar, integrated dishwasher, electric oven, gas hob and cooker hood. A utility cupboard provides plumbing for a washing machine and French doors from the breakfast area open directly to the rear garden.

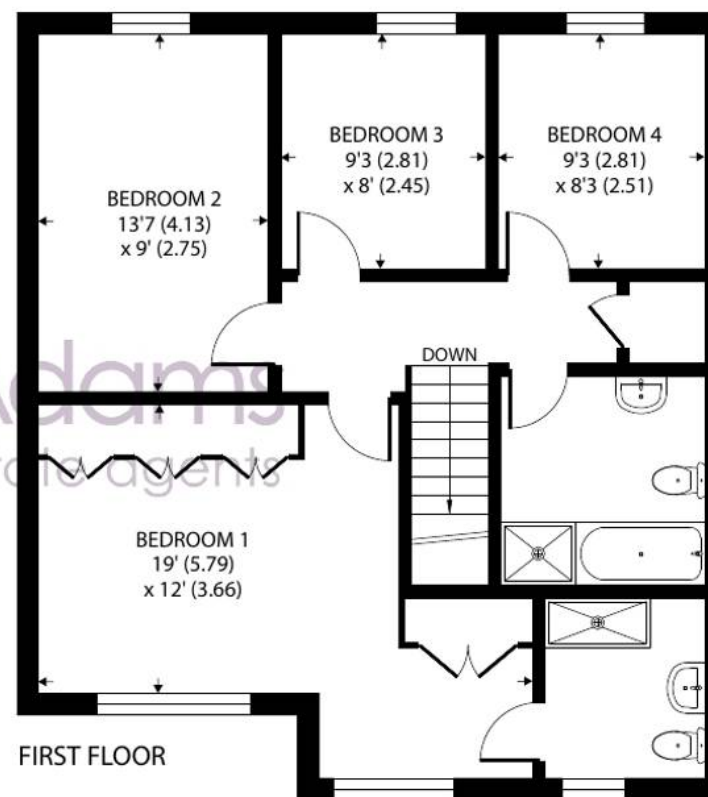
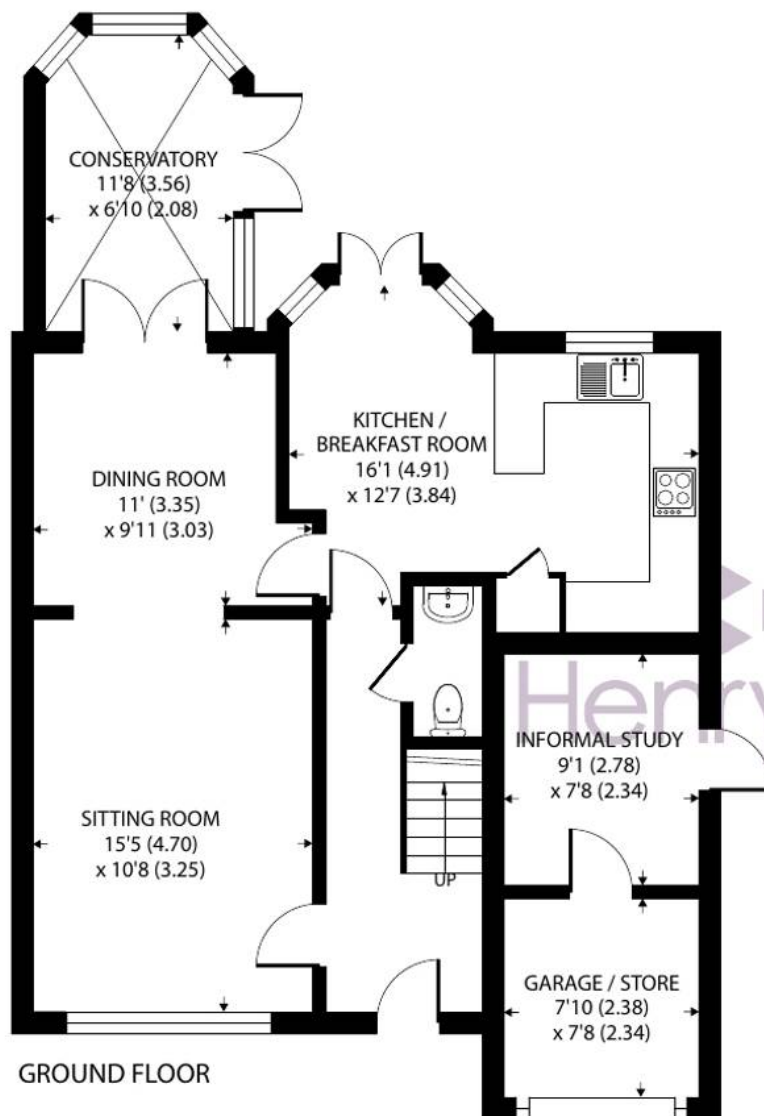
Upstairs, there are four bedrooms, including a principal suite with dressing area and en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this a practical home for family living.

Outside, the property benefits from an open-plan frontage with a wide driveway offering parking for two cars. The integral garage has been informally subdivided to create a study and storeroom, with the study currently configured as a home entertainment bar. To the rear a paved patio area leads onto a lawned garden, providing an ideal space for outdoor relaxation and entertaining.

Chichester District Council - 25/26 Tax Band E £2,884.62 EPC-D







Approximate Area = 1382 sq ft / 128.3 sq m
 Garage / Store = 134 sq ft / 12.4 sq m
 Total = 1516 sq ft / 140.7 sq m

For identification only - Not to scale



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. On reaching the Tangmere/Boxgrove roundabout take the third exit off into Meadow Way. At the end of Meadow Way turn right into Tangmere Road, take the third turning on the left into Nettleton Avenue and proceed towards the end bearing right into Nicholson Close. At the 'T' junction turn right and the property is a short distance along on the right. What3words - slopes.submit.caressed

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

