



## 136 Churchwood Drive, Tangmere

A most impressive semi-detached house with a private drive and attached garage



- ▶ Attractive south west aspect rear garden
- ▶ Immaculately presented
- ▶ Bright sitting room
- ▶ Cul-de-sac location
- ▶ Covered outside seating area
- ▶ Classic shaker style kitchen
- ▶ Modern bathroom
- ▶ Long timber store

Upon entering the property, you are welcomed into the entrance hall that leads to a tastefully decorated sitting room adorned with stylish wall panelling. The south west aspect rear garden is a delightful retreat, boasting a covered seating area, creating a perfect space for relaxation and al fresco dining.

The classic shaker style kitchen is a hub of the home, equipped with integrated electric oven, ceramic hob and cooker hood, providing a functional and aesthetically pleasing space for culinary enthusiasts.

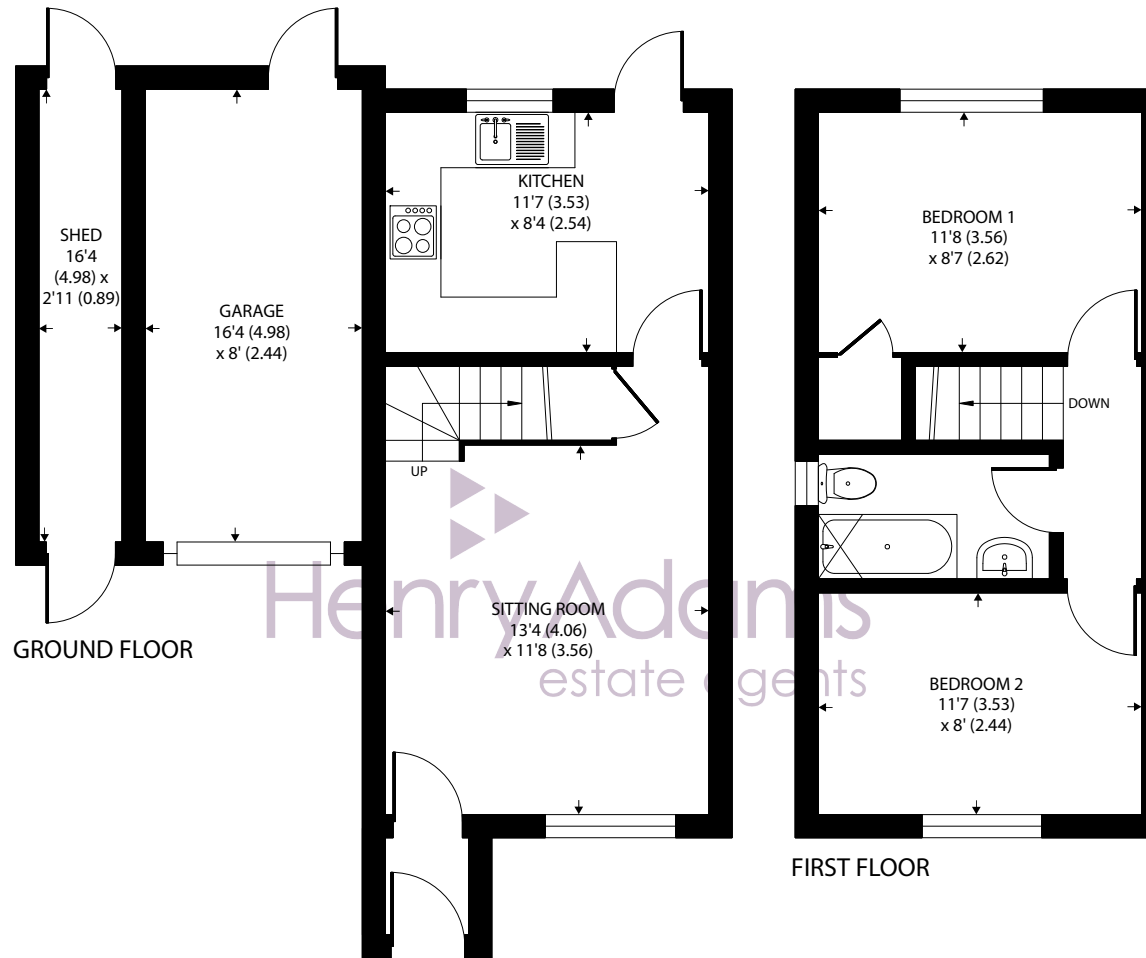
Ascending the stairs, you will find two well-proportioned bedrooms, each offering a peaceful setting for rest and relaxation. The modern bathroom features an electric shower over the bath.

The attractive rear garden is thoughtfully designed with a patio area, lawn, and raised sleeper borders, providing a serene outdoor space for entertaining or simply enjoying the fresh air.

This property also benefits from a private drive leading to an attached garage ensuring convenient parking for residents and guests alike. With its desirable location in Tangmere village, residents can enjoy the tranquillity of suburban living while still being within easy reach of local amenities and transport links.

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





Approximate Area = 605 sq ft / 56.2 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 782 sq ft / 72.5 sq m

For identification only - Not to scale



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.

## 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 third turning on the left into Churchwood Drive and follow the road until the end where the property is on the right. what3words - crumbles.frosted.store

