



41 Tamar Way, Tangmere – PO20 2FG

Guide Price £299,000 Freehold



STRIDE & SON

41 Tamar Way

Tangmere, Chichester

A well-presented CHAIN FREE modern 3-bedroom mid-terrace house offering well-proportioned accommodation arranged over two floors, situated in the popular village of Tangmere.

- Modern 3 bed mid terrace house
- Modern contemporary kitchen
- Ground floor cloakroom
- Spacious sitting/dining room
- Master bedroom with shower ensuite
- Third bedroom/study
- Modern bathroom
- Southerly aspect mature rear garden
- Garage in separate compound
- ** CHAIN FREE **





Ground Floor:

On the ground floor, the entrance hall provides access to a modern cloakroom and leads through to the kitchen, which has a range of contemporary wall and base units, integrated appliances, and overlooks the front of the property. Beyond the kitchen lies a spacious sitting/dining room, overlooking the rear garden with glazed double doors opening onto the terrace. This room provides ample space for both seating and dining areas and benefits from attractive wood flooring throughout.

First Floor:

On the first floor, there are three bedrooms, comprising two double rooms, one with shower ensuite and a smaller third bedroom currently utilised as a study. The bathroom is fitted with a modern white suite including a panelled bath with shower over, wash basin, vanity unit, and a low-level WC.



Garden:

Outside, the property has an enclosed southerly aspect rear garden, which has been thoughtfully landscaped and contains a useful garden shed, a variety of mature shrubs, trees, and flowering plants, providing a good degree of privacy. A paved terrace adjoins the rear of the house, offering an ideal space for outdoor seating and entertaining.

To the front, there is a handy covered bin/storage area adjacent to the front door and a small area of garden with established planting.

Garage:

There is a single garage, located in a nearby compound providing secure parking or additional storage space.



Location:

Tamar Way enjoys a quiet, private position within the historic village of Tangmere, a location celebrated for its heritage, community spirit, and excellent accessibility. The village and nearby surrounding area offers a range of everyday amenities as well as local shops and schools, and the property is also well placed with easy access to the A27, which links with the A3(M) to the west providing a route north to the M25. The Goodwood Estate, situated just to the north of the village is famous for its horseracing events and motoring festivals. Goodwood also has a golf club and health club, including a gym and swimming pool. Some 4 miles to the west, the historic cathedral city of Chichester offers a wide range of shops and restaurants, as well as the internationally renowned Chichester Festival Theatre, and Pallant House Gallery. The city has a mainline train station providing a regular service to London Victoria in about 1 hour 40 minutes, and Havant station provides a faster service to London Waterloo in about 1 hour 20 minutes.

INFORMATION:

Services: All main

Local Authority: Chichester District Council

Tenure: Freehold

Council Tax Band: Band c

EPC Rating: Band C

what3words: ///cubic.highbrow.dives





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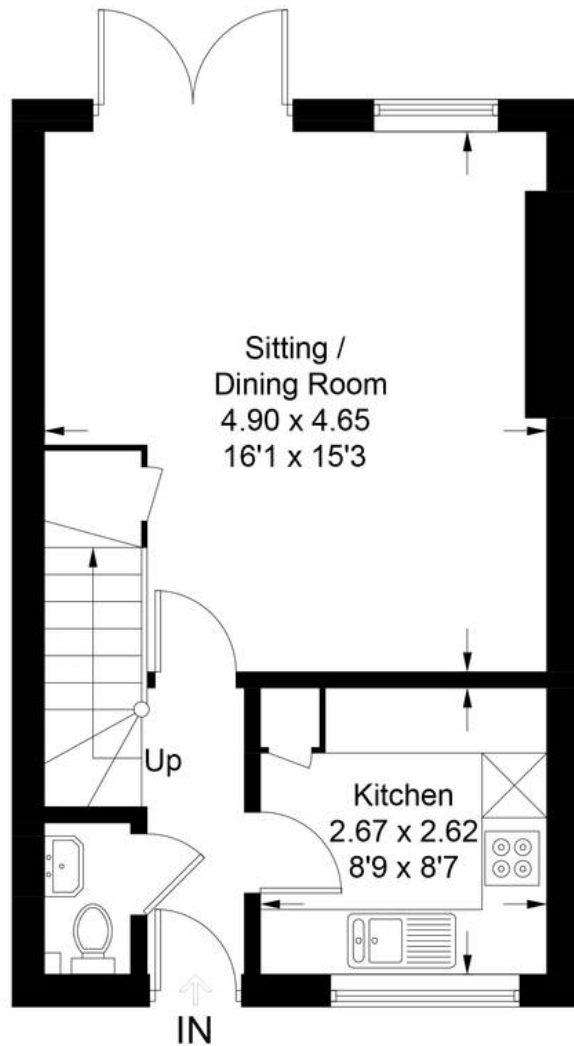
41, Tamar Way, PO20 2FG

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

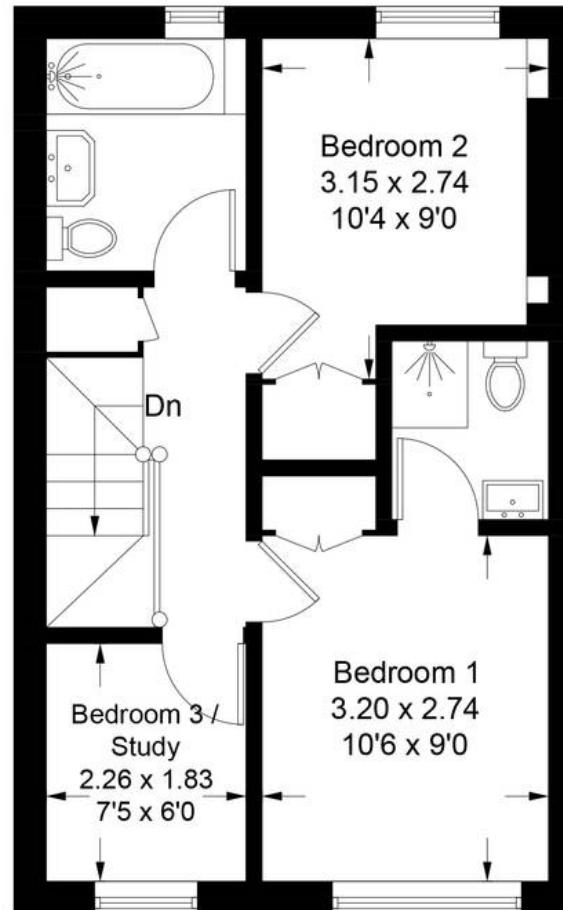
Garage = 11.9 sq m / 128 sq ft

Total = 84.8 sq m / 913 sq ft

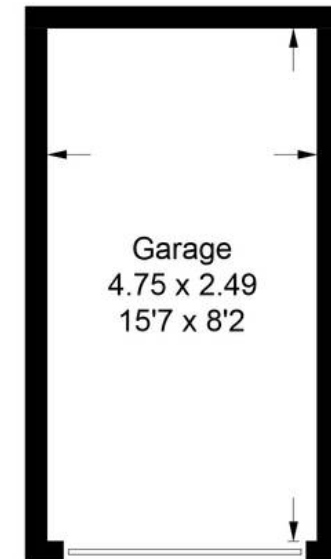
Produced for Stride & Son Estate Agent.



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2025. (ID1254735)



Stride & Son

Stride & Son, 37 South Street – PO19 1EL

01243 782626

properties@strideandson.co.uk

www.strideandson.co.uk



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