



132 Churchwood Drive, Tangmere - PO20 2GY

Guide Price £475,000 - Freehold



STRIDE & SON

132 Churchwood Drive

Tangmere, Chichester

A modern, four bedroom detached house located in a quiet residential area in the popular village of Tangmere.

- Modern four-bedroom detached family home
- Secluded south-facing rear garden
- Spacious double-aspect sitting room
- Flexible dining and living accommodation
- Generous kitchen/breakfast room
- Main bedroom with en-suite shower room
- Three further well-proportioned bedrooms
- Well-appointed family bathroom and ground floor cloakroom
- Off-road parking for two vehicles plus a single garage
- Excellent village location, within easy reach of Chichester







ACCOMMODATION

The accommodation comprises an entrance hall with stairs to the first floor, understairs cupboard and cloakroom with low-level WC and vanity unit with inset hand wash basin. There is a generous double-aspect sitting room with bay window and feature gas fire, and a dining room opening into the conservatory with double doors to the rear garden. The double kitchen/breakfast room has a part-glazed rear door, a range of wall and base units, worktops, 1½ bowl stainless steel sink, integral washing machine and dishwasher, space for an American-style fridge/freezer, double electric ovens, gas hob and ceramic tiled flooring.

To the first floor, the landing provides access to the principal bedroom with en-suite shower room comprising corner shower, vanity unit with hand wash basin, low-level WC, ceramic tiled flooring and heated towel rail. There are three further bedrooms and a family bathroom with vanity unit, bath with shower over, low-level WC, ceramic tiled flooring, heated towel rail and airing cupboard.

To the front is an area of lawn with shrub borders, off-road parking for two cars and access to the single garage with side pedestrian access, power and light. The south-facing rear garden is fully enclosed and partially walled, offering good privacy, and is mainly laid to lawn with a timber decked area and mature shrubs.



LOCATION

Churchwood Drive is a quiet and pleasant cul-de-sac, located within the heart of Tangmere with easy access to Chichester, the many amenities within the region 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.

Tangmere has a primary school, church, and a Co-Op convenience store with a post office and the village benefits from a regular bus service to Chichester some 4 miles to the west which 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.

Council Tax band: Band E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains water, gas and electricity

What3words: ///smug.equipping.cowboys





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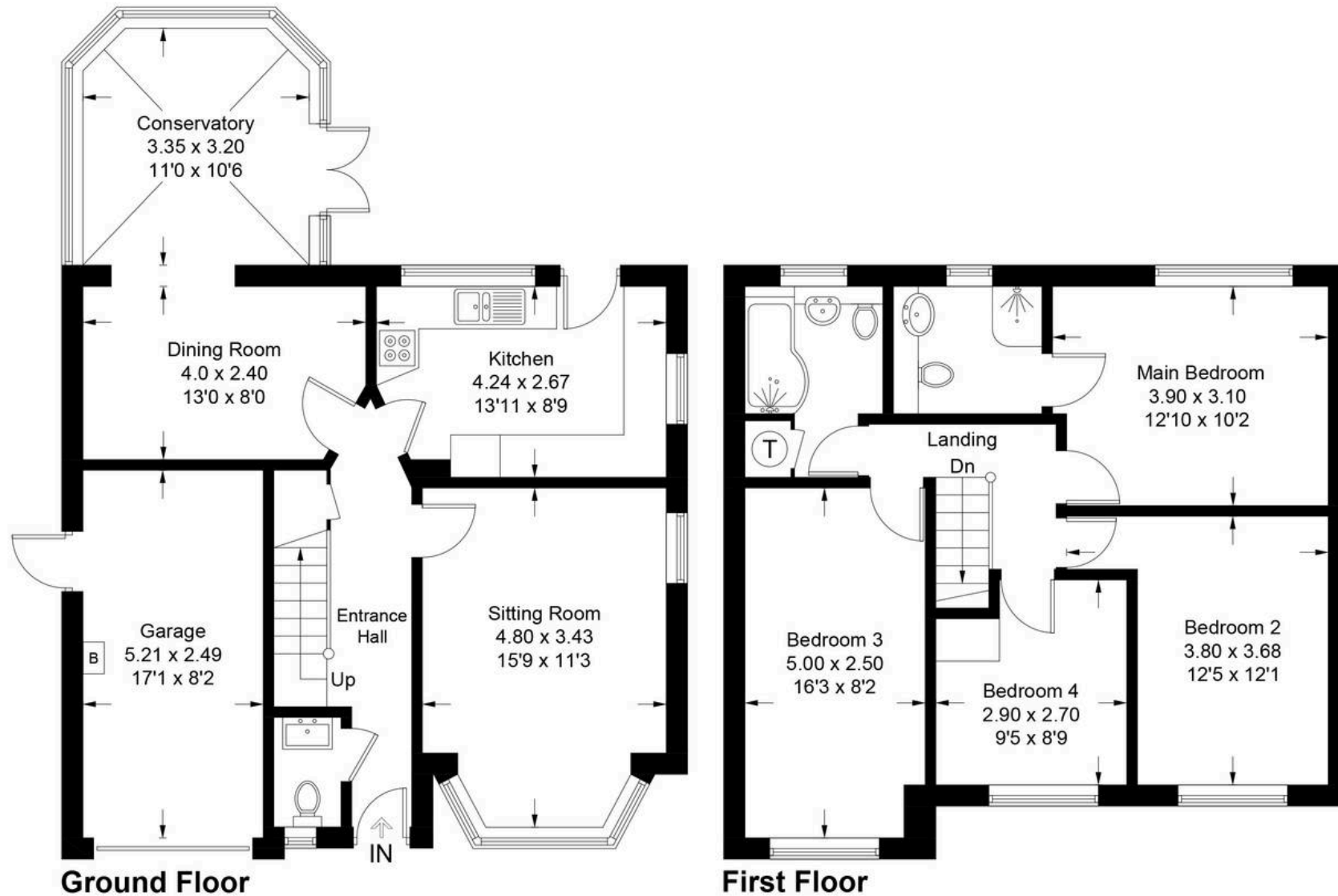
132, Churchwood Drive, PO20 2GY

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 132.6 sq m / 1427 sq ft

Produced for Stride & Son Estate Agent.



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.

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