



Bell & Blake
SALES & LETTINGS

8 Osborn Drive, Tangmere, Chichester, West Sussex PO20 2EE

Asking Price £385,000

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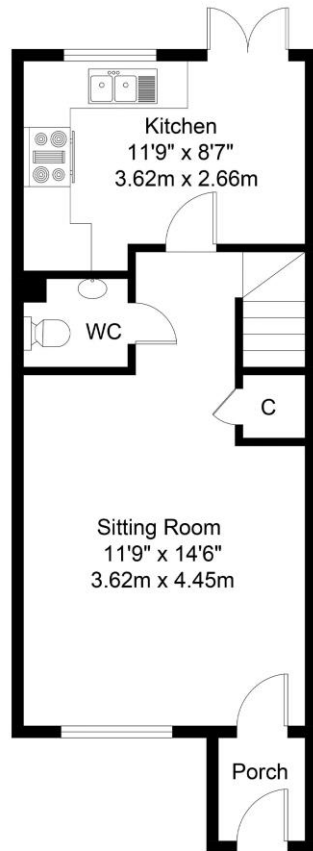


- › 3 Double bedrooms
- › Quiet location
- › Views over communal park land
- › Easy off road parking for 2 cars
- › Pleasant rear garden
- › EPC B
- › En-suite to master bedroom
- › Family bathroom
- › Modern kitchen
- › Lounge to front

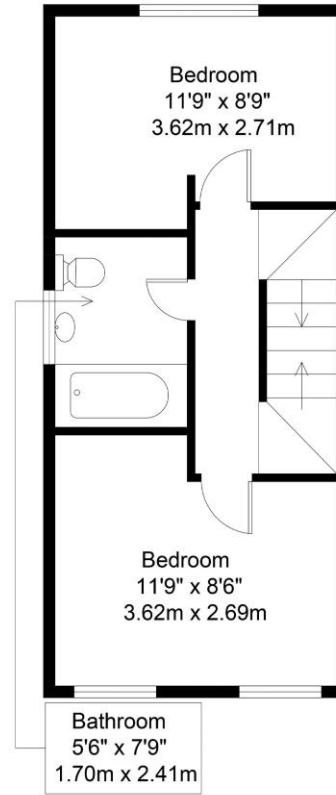
A recently built and very well presented three-bedroom semi-detached house with driveway parking located in the village of Tangmere roughly 3 miles to the east of Chichester city centre. COMPLETED IN EARLY 2018 this superb house still benefits from the remainder of the 10 year NHBC warranty and is presented in good condition. The property offers light bright and spacious accommodation arranged over three floors with a sitting room and kitchen/dining room on the ground floor. Two double bedrooms and a family bathroom on the first floor and the master bedroom with en-suite on the second floor. A simple but surprisingly large garden to the rear of the property and driveway parking for 2 cars to the front. The property would make a great family home or investment purchase. Internal viewing strongly recommended.

Council Tax Band: D





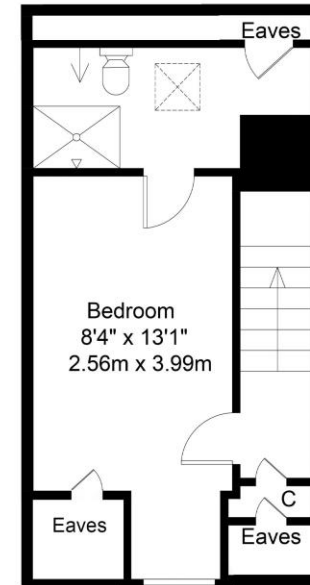
Ground Floor Plan
Approximate Floor Area
344 Sq. ft.
(32 Sq. m.)



First Floor Plan
Approximate Floor Area
334 Sq. ft.
(31 Sq. m.)
Approximate Total Floor Area
926 Sq. ft. (86 Sq. m.)



En-Suite
11'9" x 5'0"
3.62m x 1.53m



Second Floor Plan
Approximate Floor Area
247 Sq. ft.
(23 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Location

Tangmere is a village located just outside of Chichester and providing superb transport links to the motorway for commuting. The village is well known outside the local area due to its association with the RAF who had an airfield in the village from the 1920s to 1970s, which was of immense importance particularly during the second world war. Tangmere Aviation museum is open on the site of the former airfield. Tangmere has a local Co-operative store, attractive church, and a highly rated medical centre. A popular location for first time buyers, investors, and families as it has primary school, nursery school.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		