



Austens, Chestnut Walk, Tangmere, PO20 2HH

Guide Price £575,000

 Henry Adams
estate agents



Austens, Tangmere

- Grade II listed
- Three bedrooms
- Attractive gardens
- Driveway
- Character features
- Viewing recommended

A charming Grade II Listed period cottage offering an appealing blend of heritage and modern comfort.

The property is far more spacious than first impressions suggest, with well-proportioned rooms that include a dual-aspect sitting room, separate study, inviting dining room and a modern kitchen/breakfast room complemented by a utility/boot room and ground floor WC.

Upstairs, the principal bedroom enjoys its own en-suite bathroom, accompanied by two further bedrooms and a contemporary shower room.

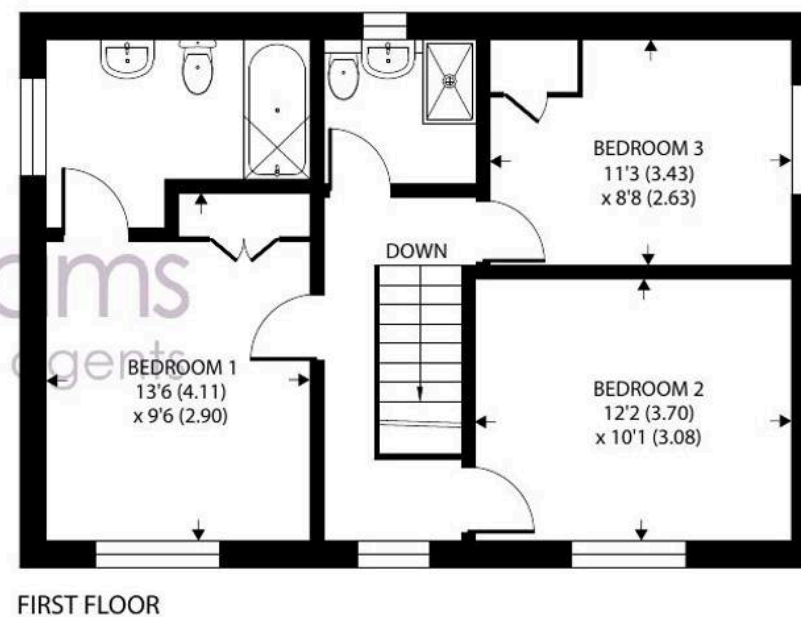
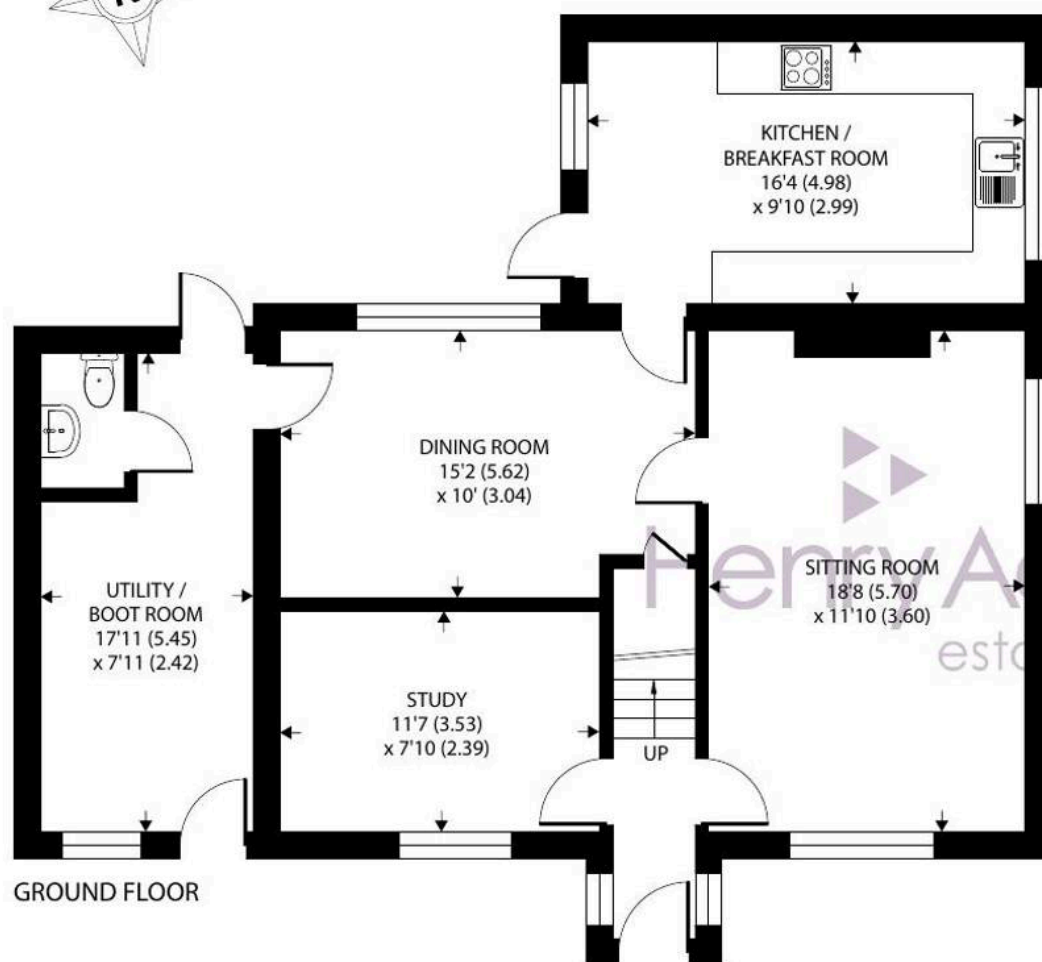
Character features such as exposed beams and wood flooring add warmth throughout, while outside you'll find an enclosed front garden, a private courtyard and a driveway.

Viewing is recommended to fully appreciate the charm and space this lovely home provides.

Chichester District Council - 26/27 Tax Band E £3,027.38
EPC-D







Approximate Area = 1388 sq ft / 128.9 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. At the Tangmere/Boxgrove roundabout take the third exit into Meadow Way (signposted Tangmere). Proceed to the end of Meadow Way and turn left into Tangmere Road. Take the first turning on the right into Chestnut Walk and Austens is immediately on your right. What3words - ghost.pettled.fetching

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](https://www.henryadams.co.uk)

