



89 Hangar Drive, Tangmere, PO20 2EB

Guide Price **£375,000**



89 Hangar Drive, Tangmere

A beautifully presented modern semi-detached home open aspect at the rear.

- South facing sitting room and rear garden
- Contemporary kitchen including integrated appliances
- Wide entrance hall
- Cloakroom
- Principal bedroom en-suite
- Two further bedrooms
- Family bathroom
- Private drive and garage

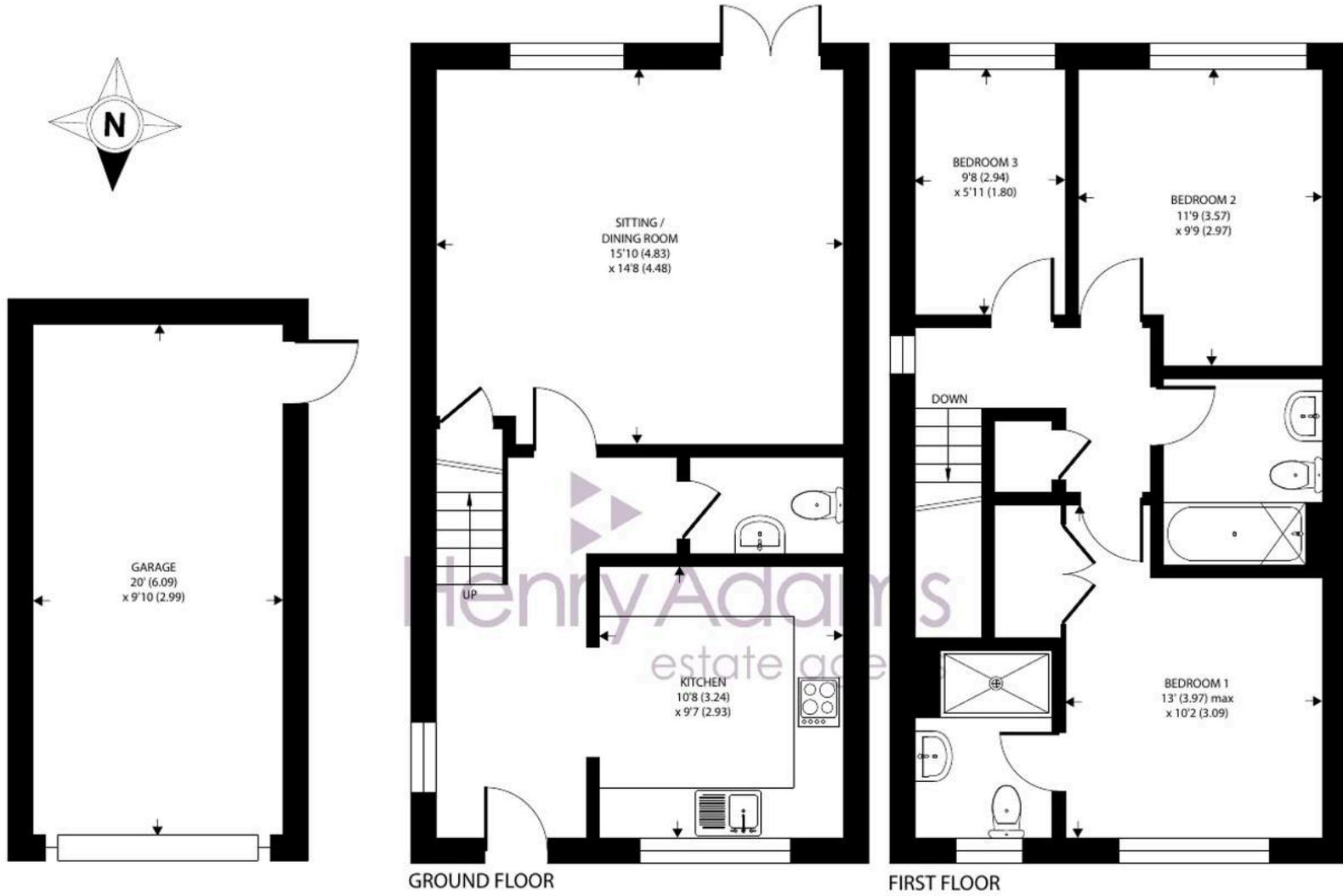
A superbly presented three-bedroom semi-detached modern home, enjoying an open rear aspect over the former RAF Tangmere airfield, with a south-facing rear garden ideal for all-day sunshine. Built in 2018 by Miller Homes, the property is situated in a popular village location approximately four miles north-east of Chichester.

The accommodation is arranged over two floors and begins with a wide and welcoming entrance hall with cloakroom. To the rear, the south-facing sitting room features French doors opening directly onto the garden, creating a bright and inviting living space. The fabulous modern kitchen is fitted with an extensive range of white-fronted cupboards and integrated appliances, including an electric oven, gas hob, cooker hood, fridge/freezer and dishwasher.

On the first floor are three bedrooms and a contemporary family bathroom. The principal bedroom benefits from an en-suite shower room, while bedrooms two and three enjoy an open rear aspect over the former airfield.







Approximate Area = 964 sq ft / 89.5 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



Outside - The property offers an open-plan front garden and a private driveway running along the side of the house, leading to a single garage at the rear. The south-facing "sun-trap" rear garden is laid mainly to lawn with a patio area, perfect for outdoor dining and relaxation.

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 fourth turning on the left into Hangar Drive, follow the road round to the left, passed the recreational play area and the property is a short distance on the right. What3words - booth.barman.dispenser

Council Tax- D 25/26 £2,360.15 EPC- B

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

