



12 Barncroft Close, Tangmere PO20 2FE  
£460,000 Freehold



5 Bedrooms



2 Bathrooms



3 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Semi-Detached House
- No Onward Chain
- Popular Village Location
- 3 Reception Rooms
- Stylish Fitted Kitchen
- 5 Bedrooms
- 2 Bathrooms & Cloakroom
- Rear Garden
- Off-Road Parking

## EPC Rating

Current = C

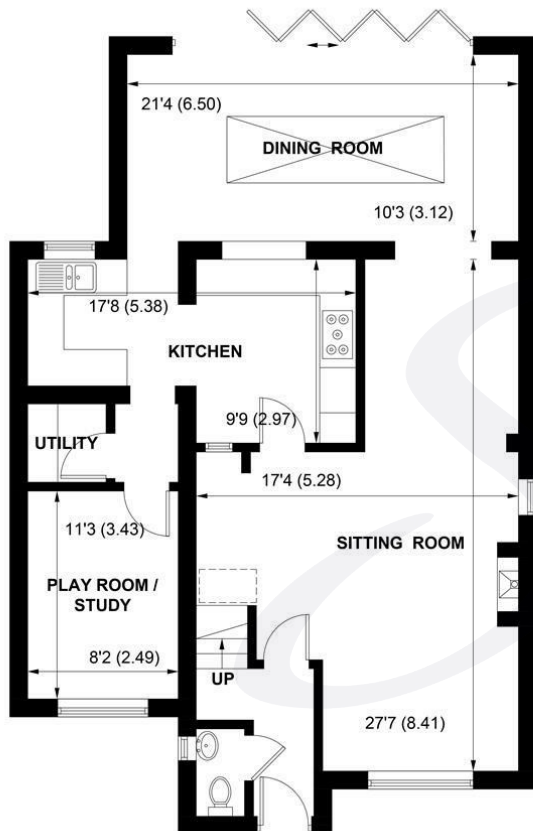
Potential = B

## Council Tax Band

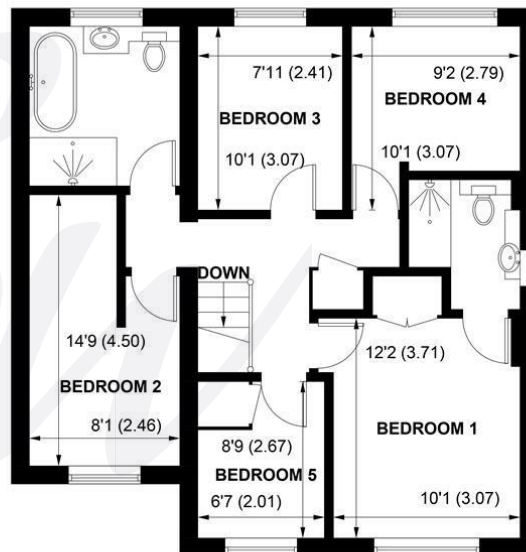
Band = E

## Tenure - Freehold





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1682 SQ FT / 156.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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#### CHICHESTER

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8-9 Southgate

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Lettings 01243 836055

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#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

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Lettings 01903 881133

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.