



**Guide Price**  
**£450,000**

**Freehold**

4x  2x  2x 

**Churchwood Drive,  
Tangmere, Chichester,  
West Sussex, PO20**

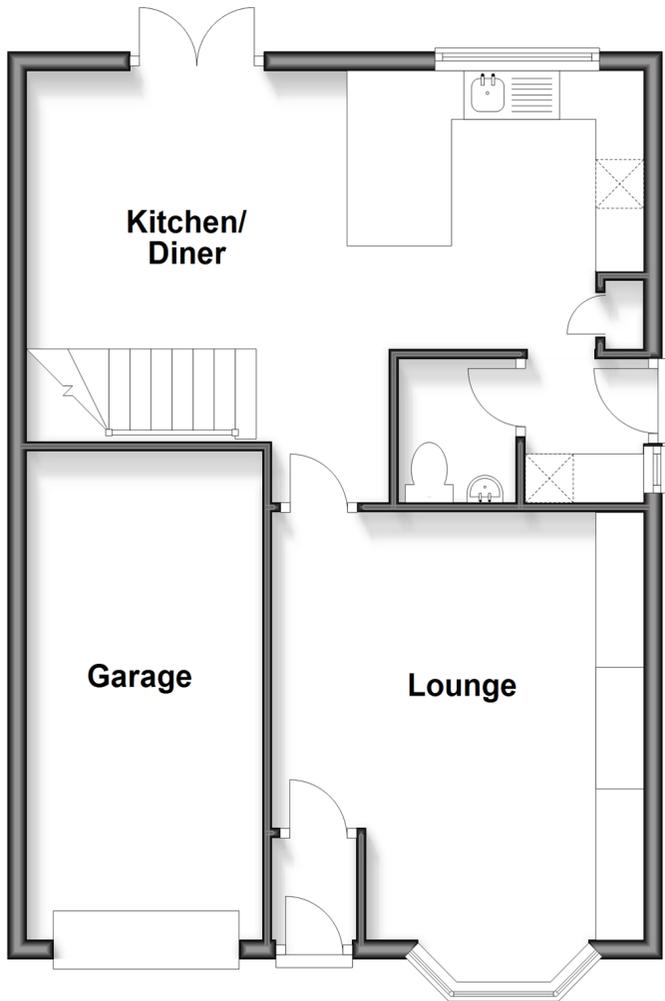
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

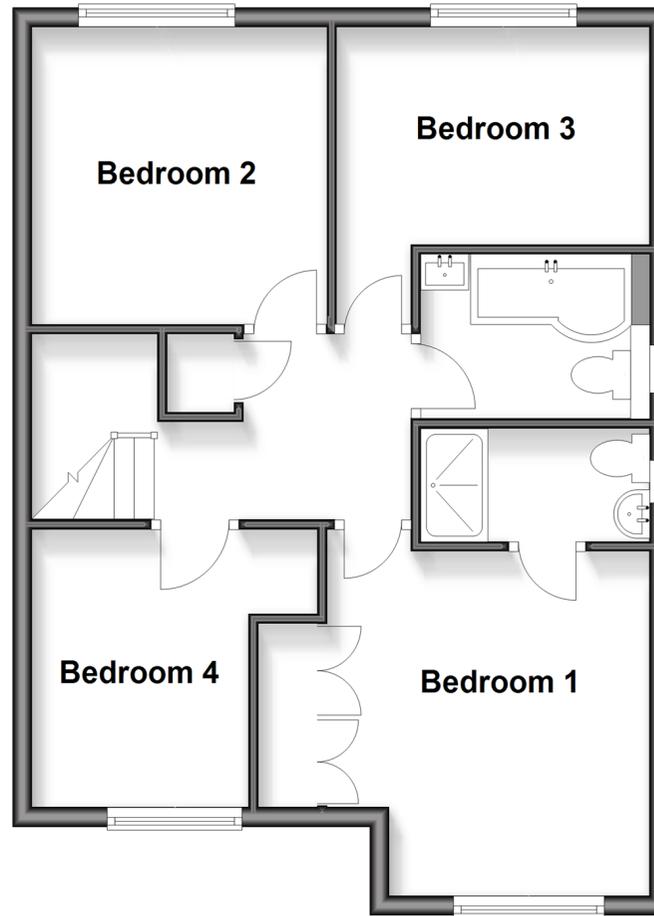
## Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'10 x 12'9 (4.83m x 3.89m)

Kitchen/Diner: 20'9 x 14'6 (6.33m x 4.42m)

Utility Room

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'0 (3.56m x 3.36m)

En-Suite Shower Room

Bedroom 2: 10'1 x 9'7 (3.08m x 2.92m)

Bathroom

Bedroom 3: 9'4 x 7'11 (2.85m x 2.41m)

Bedroom 4: 10'10 x 6'7 (3.30m x 2.01m)

### OUTSIDE

Rear Garden

Garage and Off-Road Parking



## Main features

- Large 4 bedroom detached home
- Integrated garage with off road parking for multiple cars
- Expansive kitchen/diner with backdoors onto garden
- Quiet cul-de-sac location
- Close to local schools and amenities



### Nearest Schools

Primary Schools: Tangmere Primary 0.3 miles, Boxgrove CofE Primary 0.6 miles, March CofE Primary, The 1.7 miles

Secondary Schools: Ormiston Six Villages Academy 2.0 miles, Arabesque School of Performing Arts 2.5 miles,



### Transport Information

Train Stations: Barnham 3.2 miles, Chichester 3.4 miles, Bognor Regis 4.6 miles



### Address

Churchwood Drive, Tangmere, Chichester, West Sussex, PO20



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(58)	C(80)

40415540/20250924/CNW/HS