



7 Church Lane

Tangmere, PO20 2EZ

Offers over £375,000

Situated on Church Lane, Tangmere, this semi-detached house, built in the late 1940's, offers a perfect blend of comfort and practicality. The accommodation includes: storm porch; entrance hall; kitchen with range of integrated appliances and breakfast bar; spacious living room opening onto the dining area which has patio doors to covered seating area in the rear garden. A useful utility room / cloakroom complete the ground-floor accommodation, which benefits from engineered wood flooring throughout. Upstairs there are three good-sized bedrooms and family bathroom with shower-bath. To the front of the property there is a long front garden and shared driveway leading to additional private driveway with ample parking for two vehicles, along with a single garage for additional storage. The good-sized rear garden is a feature of the property, complete with covered seating area. Furthermore, a useful outbuilding provides versatile space that could serve as a home office, playroom, or gym. Close to primary school, shop, amenities and bus routes with the City of Chichester just a short drive away with its mainline train station, range of shops, hospital, theatre, sports facilities and University. EPC - D. Tenure - freehold. Council Tax Band - C.

- Semi-detached house
- 3 bedrooms
- Kitchen
- Living room
- Dining area
- Bathroom
- Cloakroom
- Utility
- Garage, outbuilding, front & rear gardens, driveway
- Close to local primary school, shop and amenities; short drive to City of Chichester

Viewing

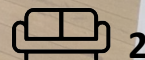
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



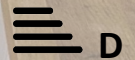
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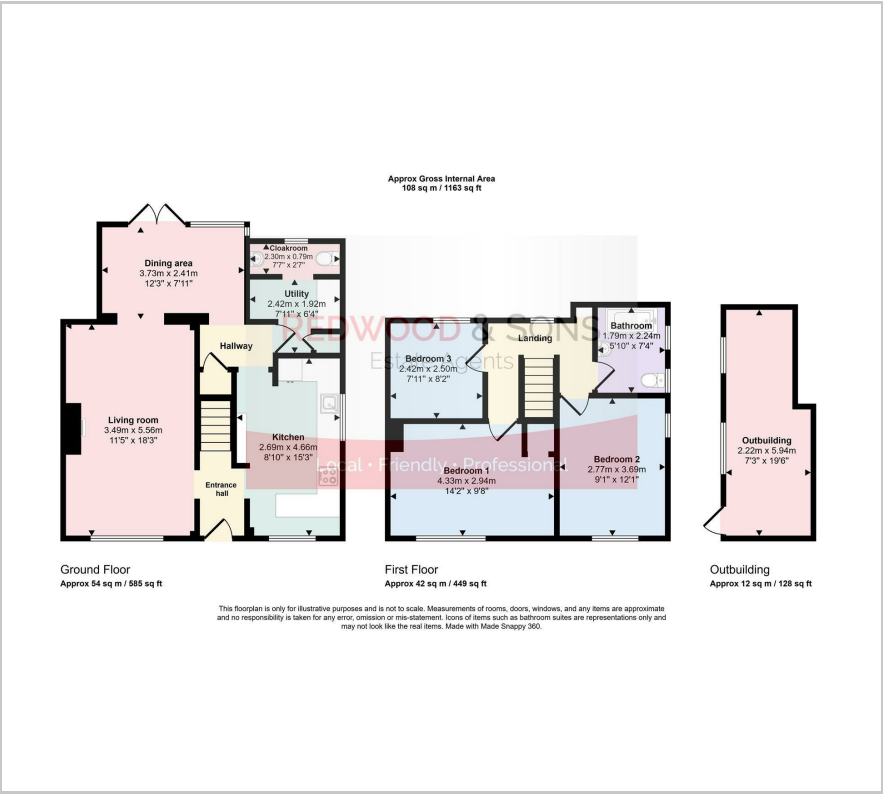


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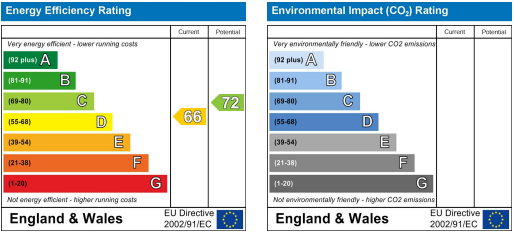
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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