



Bell & Blake
SALES & LETTINGS

Downlands, Gibson Road, Tangmere, Chichester West Sussex

Guide Price £595,000

Downlands, Gibson Road, Tangmere, Chichester West Sussex



2



4



2



- ▶ Greatly improved substantial detached house
- ▶ Generous plot with stunning west facing rear garden
- ▶ Large driveway with large double width garage
- ▶ Kitchen diner, dual aspect lounge, study, downstairs WC and conservatory
- ▶ 4 Well proportioned bedrooms
- ▶ Master with ensuite and contemporary family bathroom
- ▶ Cul-de-sac location
- ▶ Just a 7 minute drive from Chichester

This greatly improved substantial detached house, boasts a cul-de-sac location, a generous plot and a stunning West facing garden.

Further benefits include a large garage, ample off road parking, kitchen diner, dual aspect lounge, a study, conservatory, downstairs WC, 4 well-proportioned bedrooms, master with ensuite and a contemporary family bathroom.

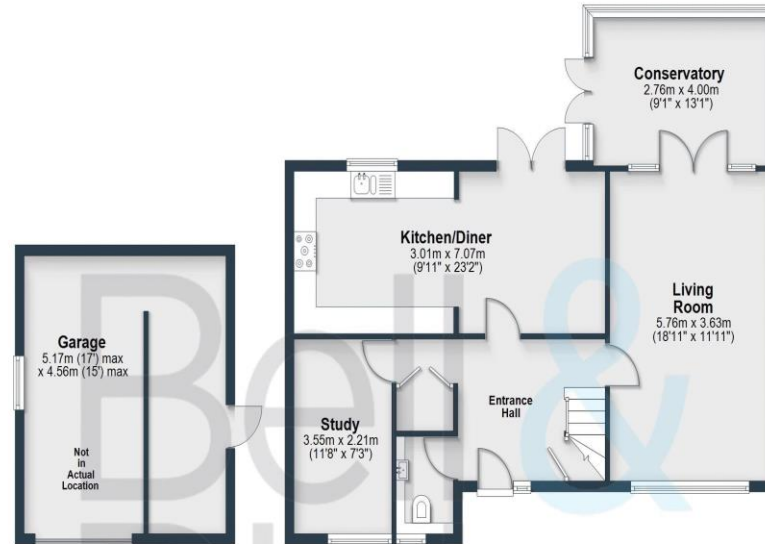
The property is located just a 7 minute drive from Chichester in the popular village of Tangmere. The village has easy access to the A27, The Goodwood estate which boasts a health club, golf course, restaurant, race course, motor circuit and airfield. The Southdowns National Park is just to the north, the stunning West Wittering beach is just 12 miles to the south.

Council Tax Band: F



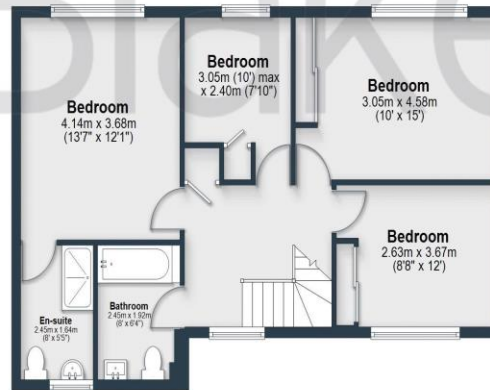
Ground Floor

Main area: approx. 76.5 sq. metres (823.4 sq. feet)
Plus garages, approx. 23.6 sq. metres (253.8 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



Main area: Approx. 142.5 sq. metres (1533.9 sq. feet)
Plus garages, approx. 23.6 sq. metres (253.8 sq. feet)

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Location

Tangmere is a village located just outside of Chichester and provides superb transport links to the motorway for commuting. Situated just a 5-minute walk from the bus stop, the new 500 bus route offers a direct route into town, taking you there in under 15 minutes. The village is well known outside the local area due to its association with the RAF who had an airfield in the village from the 1920s to 1970s, which was of immense importance, particularly during the second world war. Tangmere Aviation Museum is open on the site of the former airfield. Tangmere has a local Co-operative store, an attractive church, and a highly rated medical centre. A popular location for first time buyers, investors, and families as it has a primary school, and nursery school.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		