



Rossmore Tangmere Road, Tangmere - PO20 2HW

Guide Price £800,000 - FREEHOLD



STRIDE & SON





## Rossmore Tangmere Road

Rossmore is a four-bedroom, four-bathroom detached bungalow offering spacious single-storey living across approximately 2,447 sq ft, with three reception rooms and an extensive private garden with swimming pool. The property has been updated in recent years and presents in good order throughout.

The hallway provides a welcoming entrance with good natural light. The kitchen/breakfast room is fitted with cream shaker units, wood effect worktops, integrated appliances, and a central island with induction hob. Sliding doors open directly onto the rear terrace and garden, with the pool and planted borders beyond. A utility room adjoins and additionally a further shower room.

The three reception rooms are flexible in use. The sitting room is a generous 19'11 x 15'1 with a stone fireplace and an arched opening through to a dedicated study/library with fitted shelving on three walls. The conservatory, with its glazed lantern roof and tiled floor, connects to the dining room and works well as additional living space throughout the year.





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All four bedrooms are well-proportioned with good natural light. The principal bedroom at 17'3 x 12'4 has French doors to the garden and an ensuite shower room.

Bedroom Two also benefits from an ensuite shower room, the two further bedrooms share the family bathroom, which includes a curved bath with glass screen. Bedroom 4 is a comfortable single or home office.

Outside, the gardens are a notable feature of the property. Mature trees and established borders provide good privacy, with extensive lawn, a swimming pool, and multiple patio areas offering outdoor space for all seasons.

To the front, a large gravelled driveway leads to the attached double garage. Solar panels are fitted to the roof.





Tangmere is a well-connected village situated approximately three miles east of Chichester, with easy access to the A27 for travel along the south coast and towards the A3.

The village has a local pub, primary school, and community facilities, with the full range of shops, restaurants, independent retailers, and leisure amenities available in Chichester city centre a short drive away.

Chichester railway station provides regular direct services to London Victoria, Gatwick, and along the coast. The South Downs National Park is close by, and the harbour villages of the Manhood Peninsula are within easy reach. Goodwood, with its racecourse, motor circuit, and estate, is a short distance to the north.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:





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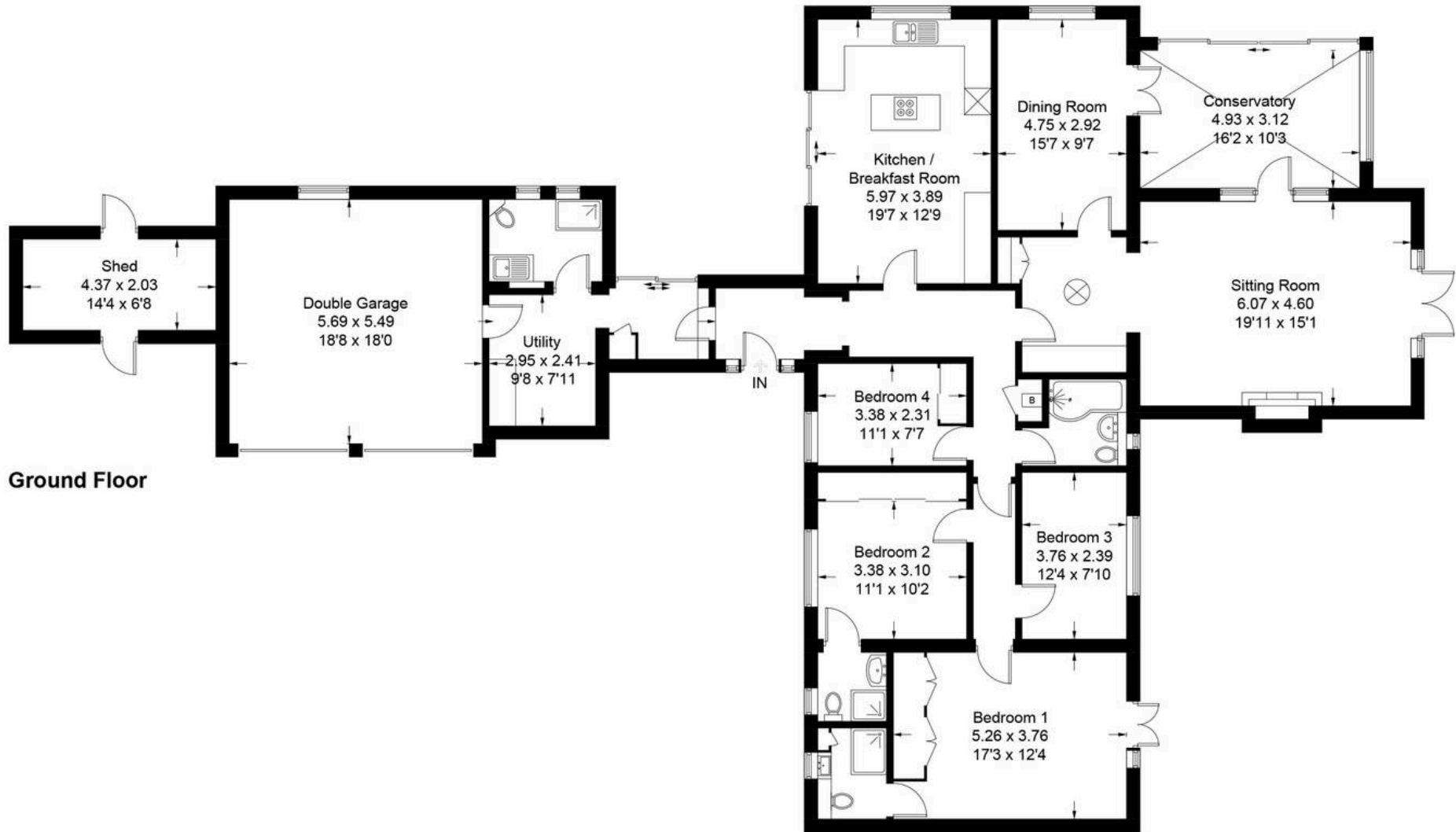
Approximate Gross Internal Area = 227.3 sq m / 2447 sq ft

Shed = 9.2 sq m / 99 sq ft

Total = 236.5 sq m / 2546 sq ft

(Including Double Garage)

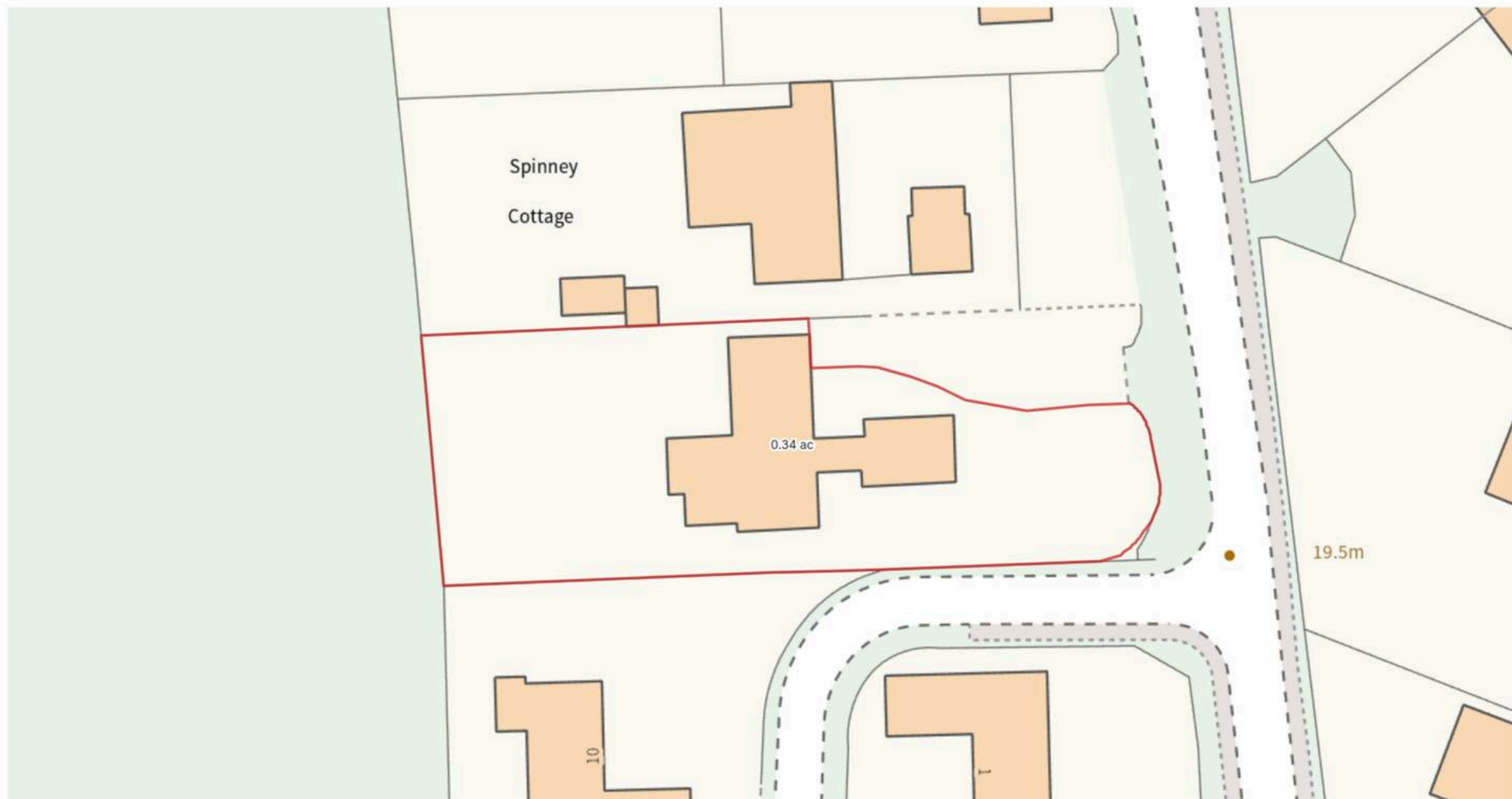
Produced for Stride & Son Estate Agent.



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1301630)



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