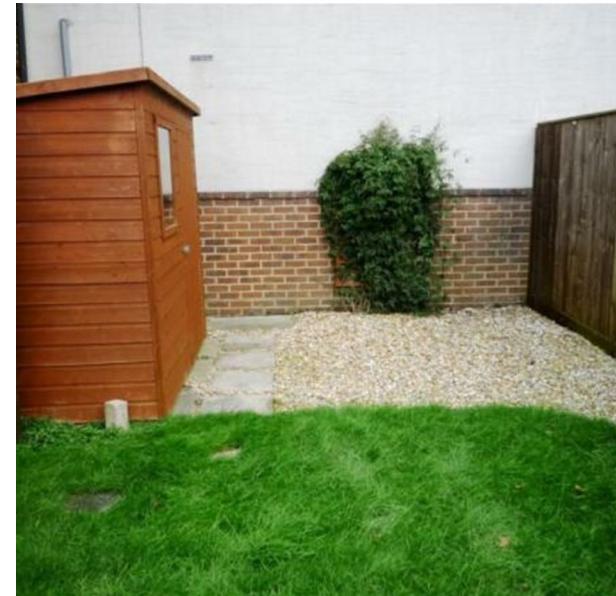


Churchwood Drive, Tangmere, Chichester, West Sussex, PO20 2GS

ASKING PRICE OF £185,000

EPC Rating: C Council Tax Band: B B



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Council Tax Band: B B

A bright and welcoming one-bedroom flat in Tangmere, offering 506 sq ft of well-planned living. Featuring a spacious reception room, fitted kitchen, double bedroom, and modern bathroom, it combines comfort with convenience. Close to amenities and transport, ideal for first-time buyers or downsizers.



#### Introduction

Nestled in the charming and well-connected village of Tangmere, this delightful purpose-built flat on Churchwood Drive offers an exceptional balance of comfort, practicality, and community living. Spanning an inviting 506 square feet, the property is thoughtfully arranged to make the most of its space, ensuring both functionality and a welcoming atmosphere.

#### Living Room

18.7 x 17.6 (5.49m x 5.18m)

Generously proportioned, offering an adaptable layout that easily accommodates both living and dining areas. Large windows flood the room with natural light, creating a bright and airy environment that feels instantly inviting. Whether used as a space to unwind after a long day or to entertain friends and family, the room combines comfort with versatility, providing the heart of the home.

#### Kitchen

10.3 x 6.8 (3.05m x 1.83m)

Conveniently located and designed with practicality in mind. With ample storage and counter space, it offers an efficient cooking environment that will appeal to both occasional and enthusiastic home cooks. Its straightforward design leaves room for personalisation, allowing new owners to make it truly their own.

#### Bedroom

12.5 x 10.6 (3.66m x 3.05m)

The property's bedroom is a spacious and peaceful retreat, comfortably accommodating a double bed along with additional furnishings such as wardrobes or a dressing table. The room's proportions allow for a sense of calm and openness, making it a perfect sanctuary for rest and rejuvenation.

#### Bathroom

5.5 x 6.8 (1.52m x 1.83m)

The bathroom has been thoughtfully arranged to provide both functionality and comfort. Fitted with essential fixtures, it offers everything needed for daily routines in a clean and practical setting. With a simple, timeless design, it is both easy to maintain and ready for any future updates a new owner might wish to add.

#### Outside

This desirable flat comes complete with its own private garden – perfect for relaxing outdoors, entertaining guests, or creating a personal green retreat. The property also benefits from two private parking spaces, offering rare convenience and security for homeowners with multiple vehicles or visiting guests.

#### Location

Built in 1990, this property benefits from the solidity of a well-established development while still offering the convenience of modern living. The flat also enjoys its position within a welcoming neighbourhood, giving residents the sense of

belonging that comes with an established community.

Situated in a highly desirable location, the flat benefits from excellent access to local amenities including shops, schools, and recreational spaces. Tangmere's position provides straightforward transport links to nearby Chichester and surrounding areas, making commuting and leisure travel equally convenient.

This flat presents a fantastic opportunity for a range of buyers, from first-time homeowners eager to step onto the property ladder, to downsizers seeking a manageable and well-situated residence. Investors, too, will appreciate the strong appeal of the area and the property's enduring value.

Offering tranquillity, convenience, and comfort in equal measure, this Churchwood Drive flat is more than just a property – it's the opportunity to be part of a thriving, friendly community in one of Tangmere's most charming settings.



# First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



The Old Boathouse Bosham Lane  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	
EU Directive 2002/91/EC			