



Hurricane House

2 Tangmere Road, Chichester, West Sussex PO20 2HW

Michael
Cornish
PROPERTY SALES & ACQUISITIONS



PROPERTY FEATURES

4 bedrooms including
Principal bedroom with dressing room
3 Bathrooms (2 en-suite), Large landing
Reception Hall, Cloak room/WC, Study
Sitting/Dinning room triple aspect
Large Kitchen/Breakfast room, Utility room

OUTSIDE

Long driveway with parking area for at least eight vehicles
Garage, Outside covered seating area
Delightful Gardens & Grounds
South and West aspects
Further development potential
subject to planning consent

In all, set in about 0.66 acres

Hurricane House

Tangmere, Chichester, West Sussex

Hurricane House is a handsome detached house, set back on a plot of approx. 0.66 acres with impressive contemporary accommodation including: 4 double bedrooms, 3 bathrooms (2 en-suite) and 3 receptions, located in the heart of a desirable village near Goodwood, set in beautiful south and west aspect gardens and subject to planning permission further development potential for an additional dwelling.



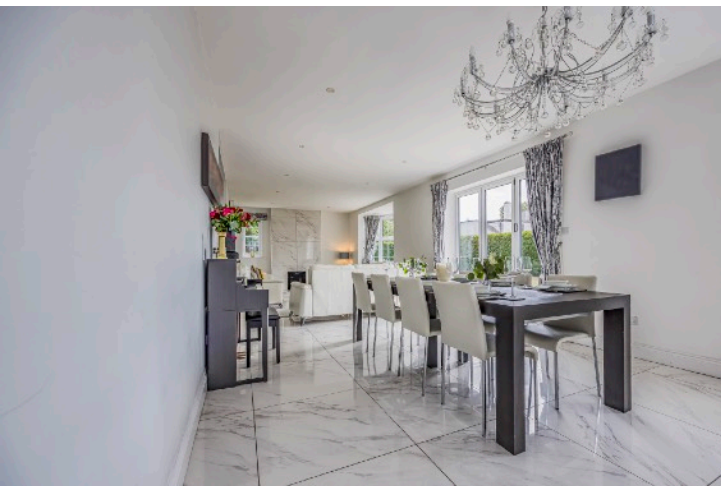
Just north of Tangmere - Goodwood, The South Downs and Halnaker Windmill

THE PROPERTY

Hurricane House is a handsome detached house, set back well within its plot of approx. 0.66 acres with impressive accommodation of excellent proportions, superbly and beautifully presented with a contemporary style and particularly light and spacious accommodation. Upon entering the property there is a lobby leading to a large reception hall with a cloakroom/wc and the long hallway opening into an outstanding triple aspect sitting/dining room with a south facing aspect. A notable feature of the property is the superb modern kitchen/breakfast room with an excellent comprehensive range of wall and base units, integrated appliances and a separate utility room. From the hall a door leads into a study. From the hall a staircase rises to the large landing with doors leading to 4 large bedrooms including the principal bedroom which has a dressing room and en-suite bathroom. The second bedroom has an en-suite bathroom and there is a superb family bathroom.

Note: The current owners submitted a Pre-App planning enquiry to the CDC planning department for an additional dwelling within the grounds and received a letter on the 31 July 2025, which included a statement:- "It is considered that the principle of the development is likely to be acceptable subject to material planning considerations." See owners Architects site plan on page 15 of this brochure.

**Set in beautifully landscaped gardens
In all about 0.66 acres**









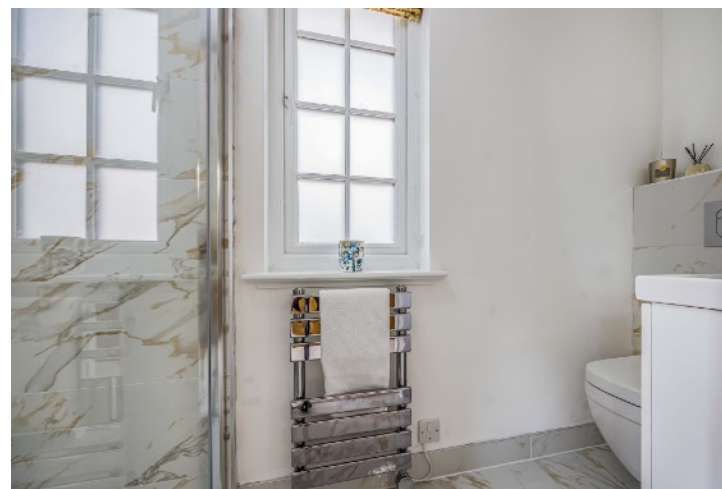




TANGMERE

This desirable village of Saxon origins is steeped in history and in more recent times, during the last century it was formerly the home of the RAF Tangmere airfield founded in 1917, which played a pivotal role in the Second World War during the Battle of Britain and part of the former airfield is now home to the famous Tangmere Military Aviation Museum. The village has a lovely church, St Andrew's dating from the 12th Century and several listed houses in its conservation area. The village was recorded in the Domesday Book by which time, the church of St Andrew's had been built and in AD 1100 that timber building was replaced with a more substantial church of stone and timber. The Norman church incorporates pieces of Roman bricks and fragments of pre-Norman carved stone, the front is Saxon, and the timber roof is at least 13th century. There is a 13th-century piscina, and a 15th century stone reredos behind the high altar. The village takes its name from an ancient pool, or mere, which was filled in and now forms the village green. There are a number of community organisations in the village, including the WI, a cricket club, history group and Scouts. The village is served by Tangmere Primary School and has a number of nearby secondary schools including: Ormiston Six Villages Academy, Westergate and Chichester High School. Further village amenities include: Tangmere Medical Centre and two convenience stores. The nearby village of Oving, has a popular public house/restaurant The Gribble Inn a 16th century thatch-roofed country pub, which has its own on site brewery tap with an excellent selection of beers and choice of food. Chichester is easily accessible by car and bus, about 2.5 miles to the west and to the north about 1.5 miles there is The Goodwood Health Club and one of Britains finest Golf Clubs at Goodwood.





CHICHESTER

Chichester city was founded by the Romans during the first century AD and is steeped in history, with a number of archaeological remains from the Roman Conquest including the tall defence walls, which provide a walk through the city. Much of the city shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. There are 2 miles of walks along the canal leading to Birdham and Chichester Marinas. In the city there is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Excellent amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club and Chichester rugby football club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools locally and accessible from Chichester including: Bishop Luffa, The Prebendal school, Oakwood, Great Ballard, Dorset House school, Portsmouth Grammar school via train, Slindon College, Seaford College, Westbourne House, University of Chichester.

GARDENS & GROUNDS

Hurricane House is set on an exceptionally large plot with a long driveway and large gravelled driveway with a parking area for at least eight vehicles and there is a garage. The delightful formal gardens are mainly laid to a neatly kept level lawn with various "sun trap" areas facing south and to the west. The beautiful gardens and grounds are well stocked with well kept mature hedges, trees, store and outside open timber entertaining area and there is an excellent degree of privacy.

In all, set in gardens and grounds, approx. 0.66 acres.



COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions including: Goodwood Festival of Speed and Goodwood Revival motoring events, Goodwood Aerodrome, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston. Much of the countryside is an Area of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are award winning sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels leading out to The Solent, and thousands of moorings and 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour Marina, and 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Castle and Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park, Petworth House and Goodwood House.

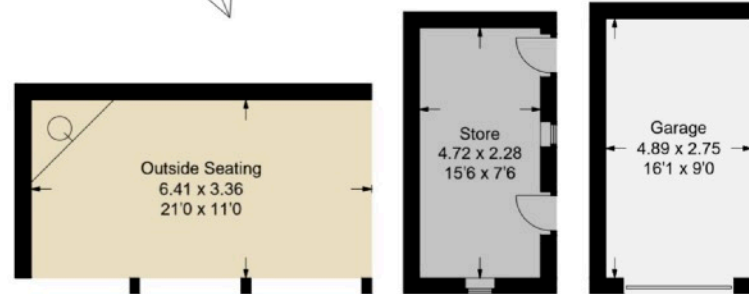




Hurricane House

2 Tangmere Road, Tangmere, PO20 2HW

Approximate Gross Internal Area = 221.8 sq m / 2387 sq ft
 Outbuildings = 46.4 sq m / 499 sq ft
 Total = 268.2 sq m / 2886 sq ft



Outbuildings



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Goodwood Racecourse



Goodwood Revival



Chichester Marina



West Wittering Beach

Pre-Planning Application site plan and drawings for additional dwelling



DIRECTIONS

Travelling east from Chichester City proceed along the A27 signposted towards Fontwell and Arundel. Continue for about 2.5 miles and at the Boxgrove roundabout, take the 4th exit back towards Chichester and just after the Esso garage turn left into Tangmere Road and after and after about a few hundred meters Hurricane House will be found on the left hand side.

SERVICES: Mains electricity, gas, water and drainage.

Council Tax Band: G Year 2026/27: £3,027.38

EPC Rating: D

Local Authority: Chichester District Council T: 01243 758166

COMMUNICATION TRAVEL LINKS

Tangmere is situated about 3 miles east of Chichester and about 1.5 miles south of Goodwood. Barnham mainline rail station 2.5 miles to the east of the village, links to London/Victoria (82mins) and to Portsmouth Harbour (39mins). Chichester mainline rail station links to London/Waterloo via Havant (95mins). The A3 (M) motorway is about 19 miles to the West, connecting to the M25 Junction 10 and to central London/Westminster (65miles) and airports at Heathrow (60miles) or alternatively Gatwick via A27/A24 (42miles). Southampton International airport (39miles) and Portsmouth (20miles), both cities have ferry services to the Isle of Wight and Channel Isles and Europe. Distances are approximate and times may change.

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Viewing by Appointment

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