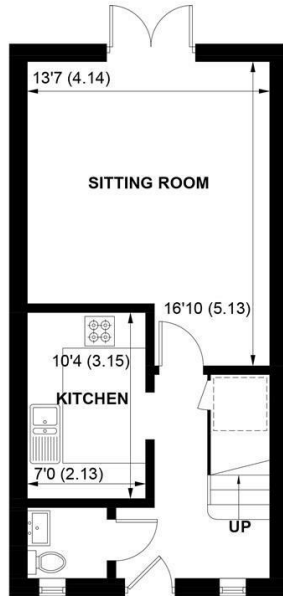


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

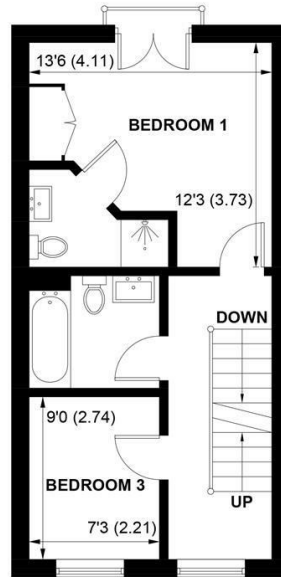
Sims Williams



109 HANGAR DRIVE, TANGMERE, WEST SUSSEX, PO20 2EB

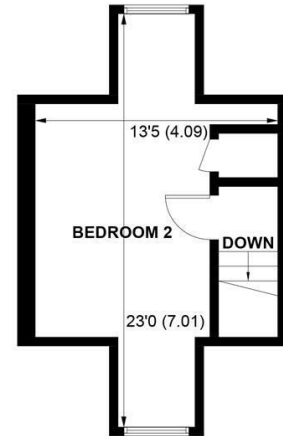


**GROUND FLOOR**

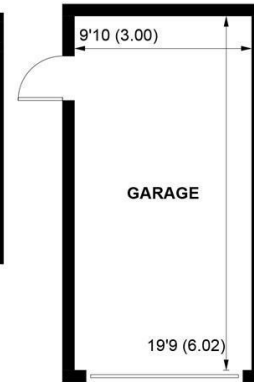


**FIRST FLOOR**

 = REDUCED HEAD HEIGHT BELOW 1.5M



**SECOND FLOOR**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 994 SQ FT / 92.4 SQ M**

**GARAGE = 194 SQ FT / 18.0 SQ M**

**TOTAL = 1188 SQ FT / 110.4 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Sims Williams

# £365,000 Freehold

109, HANGAR DRIVE,  
TANGMERE,  
WEST SUSSEX, PO20 2EB

- Modern Townhouse
- Popular Tangmere Location
- Spacious Sitting/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom & En Suite
- Secluded Rear Garden
- Garage & Off-Road Parking
- Solar Panels & Heat Pump

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = D

An extremely well-appointed TOWNHOUSE situated within the ever-popular VILLAGE of TANGMERE, offering versatile accommodation arranged over 3 floors and benefiting from SOLAR PANELS and an AIR SOURCE HEAT PUMP, enhancing the property's ENERGY EFFICIENCY.

The accommodation comprises a spacious SITTING/DINING ROOM with doors opening onto the REAR GARDEN, creating a light and sociable living space. The KITCHEN is fitted with a range of units and work surfaces, while a GROUND FLOOR CLOAKROOM adds everyday convenience.

To the first floor there are 2 BEDROOMS, including a PRINCIPAL BEDROOM with EN SUITE SHOWER ROOM together with a FAMILY BATHROOM. A further staircase rises to a SPACIOUS third BEDROOM, providing flexible accommodation ideal for guests, a home office or growing families.

Outside, the property benefits from OFF-ROAD PARKING in front of the GARAGE. The SECLUDED REAR GARDEN offers excellent scope for landscaping

and personalisation, presenting a wonderful opportunity for a purchaser to create an outdoor space tailored to their own tastes and requirements.

