



132 Churchwood Drive, Tangmere - PO20 2GY

Guide Price £475,000 Freehold



ESTD 1850
STRIDE & SON

132 Churchwood Drive

Tangmere, Chichester

A modern, four bedroom detached house located in a quiet residential area in the popular village of Tangmere. With secluded south facing rear garden, off road parking for two cars and garage.

- Modern four-bedroom detached family home
- Secluded south-facing rear garden
- Spacious double-aspect sitting room
- Flexible dining and living accommodation
- Generous kitchen/breakfast room
- Main bedroom with en-suite shower room
- Three further well-proportioned bedrooms
- Well-appointed family bathroom and ground floor cloakroom
- Off-road parking for two vehicles plus a single garage
- Excellent village location, within easy reach of Chichester







ACCOMMODATION:

The accommodation comprises entrance hall with stairs to first floor, understairs cupboard, cloak room with low level WC and vanity unit with inset hand wash basin, generous double aspect sitting room with bay window and feature gas fire, dining room with opening through to the conservatory with double doors out onto the rear garden. The double kitchen/breakfast room has a part glazed door to the rear, a range of wall and base units, worktops, 1 1/2 bowl stainless sink, integral washing machine, integral dishwasher, space for American style fridge/freezer, double electric ovens, gas hob and ceramic tiled flooring.

To first floor, the landing provides access to principal bedroom with ensuite shower room with corner shower, vanity unit with handwash basin and low-level WC, ceramic tiled flooring and heated towel rail. There are three further bedrooms and a well-appointed family bathroom with vanity unit with handwash basin and low-level WC, bath with shower over, ceramic tiled flooring, heated towel rail and airing cupboard.

To the front of the property there is an area of lawn, a shrub border, off road parking for two cars and access to the single garage with side pedestrian access and power and light. The south facing rear garden is fully enclosed and partially walled, offers a good level of privacy and seclusion and is mainly laid to lawn with timber deck area and a selection of mature shrubs.



LOCATION:

Churchwood Drive is a quiet and pleasant cul-de-sac, located within the heart of Tangmere with easy access to Chichester, the many amenities within the region and the property is also well placed with easy access to the A27, which links with the A3(M) to the west providing a route north to the M25.

Tangmere has a primary school, church, and a Co-Op convenience store with a post office and the village benefits from a regular bus service to Chichester some 4 miles to the west which offers a wide range of shops and restaurants, as well as the internationally renowned Chichester Festival Theatre, and Pallant House Gallery.

The city has a mainline train station providing a regular service to London Victoria in about 1 hour 40 minutes, and Havant station provides a faster service to London Waterloo in about 1 hour 20 minutes.

INFORMATION: Services: All mains | Tenure: Freehold | Local Authority: Chichester District Council | Council Tax Band: Band E | Energy Rating: Band D

what3words: ///smug.equipping.cowboys





STRIDE & SON

132, Churchwood Drive, PO20 2GY

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 132.6 sq m / 1427 sq ft



Produced for Stride & Son Estate Agent.



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 2025. (ID1204421)



Stride & Son

37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



STRIDE & SON
ESTATE AGENTS
CHARTERED SURVEYORS

This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings and appliances have not been tested and no warranty is given on their condition.



STRIDE & SON

