



Bell & Blake
SALES & LETTINGS

95 Hangar Drive, Tangmere, Chichester, West Sussex PO20 2EB

Asking Price £375,000

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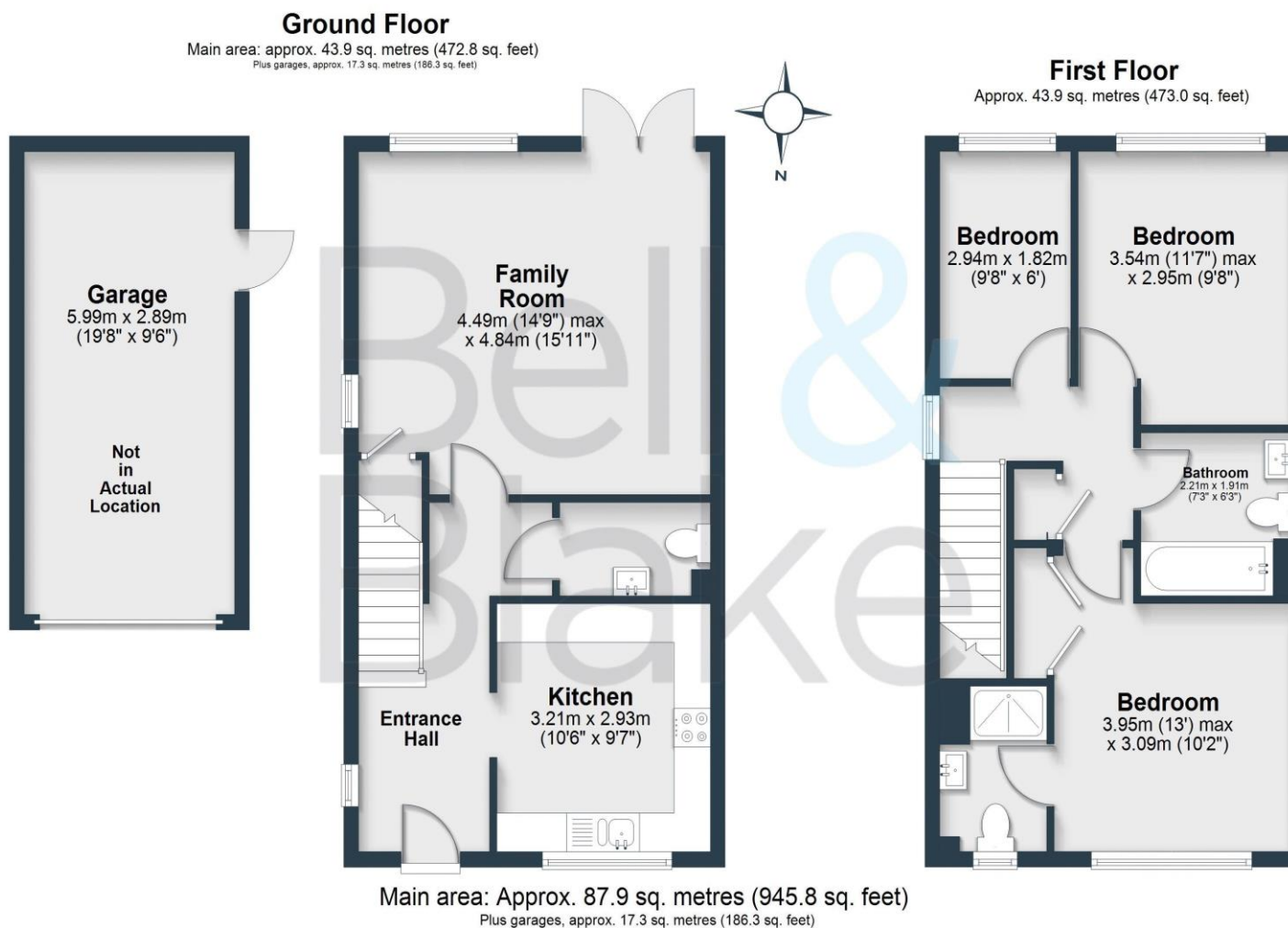
- › Stunning professionally landscaped south facing secluded rear garden
- › Spacious 3 bed semi detached
- › Master with en-suite
- › Downstairs WC
- › Contemporary family bathroom
- › Lounge Diner
- › Kitchen With Integrated Appliances
- › Driveway And Garage (With power and light)

A beautifully presented three-bedroom semi-detached home with garage (with power & light) and a driveway, set in the highly sought-after village of Tangmere.

The property enjoys a south-facing, professionally landscaped rear garden backing directly onto Tangmere Airfield, offering an attractive outlook and an excellent space for outdoor living. The ground floor features a bright and spacious family room with patio doors opening onto the rear garden—ideal for entertaining. A modern fitted kitchen provides ample storage and integrated appliances, complemented by a convenient downstairs WC. Upstairs, the principal bedroom benefits from an ensuite shower room and built-in wardrobe. There is a further double bedroom and a single bedroom, all served by a stylish family bathroom with over-bath shower. Additional storage is located on the landing. Externally, the enclosed south-facing garden has been thoughtfully landscaped by the current owners, featuring a generous patio area perfect for outdoor dining.

Council Tax Band: C





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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

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