



4 Filkins Close, Tangmere, PO20 2EH

Guide Price £280,000

## 4 Filkins Close, Tangmere

- End of terrace modern house built 2017
- Situated in a popular village cul-de-sac
- Convenient access to Goodwood and the South Downs National Park
- Spacious sitting room
- Kitchen/dining room
- Two bedrooms
- Bathroom
- Enclosed rear garden

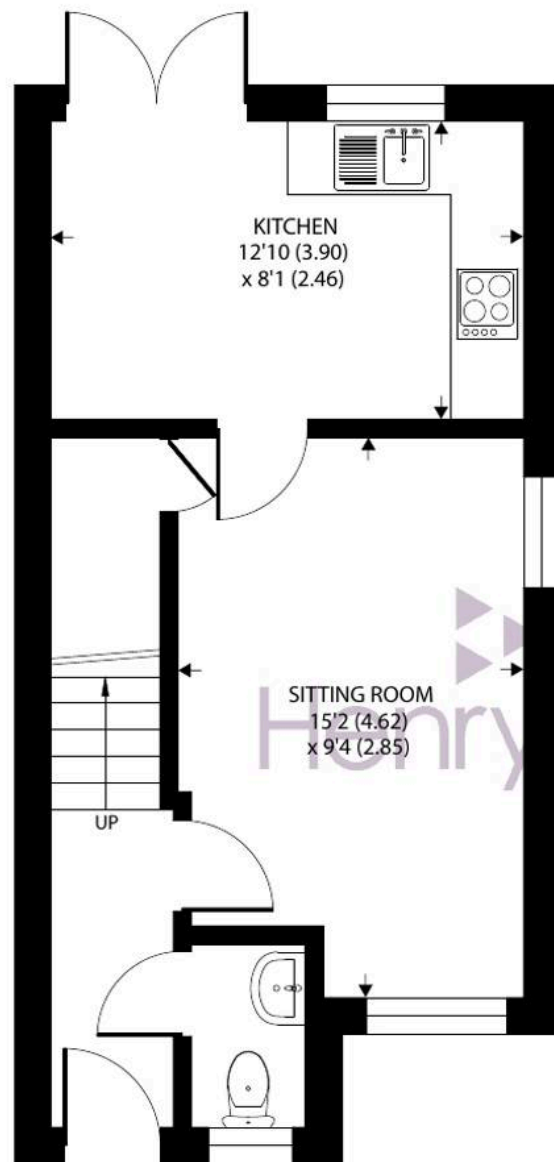
A bright and airy two-bedroom end-terrace modern home, built in 2017 and situated in a popular village cul-de-sac approximately three and a half miles east of Chichester. The property enjoys excellent access to Goodwood and the stunning South Downs National Park.

The accommodation comprises an entrance hall with a cloakroom and staircase leading to the first floor. The spacious sitting room provides a comfortable living area, while the well-appointed kitchen/dining room features attractive white-fronted units and integrated appliances, including an electric oven, gas hob, and cooker hood. French doors open directly onto the rear garden, creating an ideal space for indoor-outdoor living and entertaining.

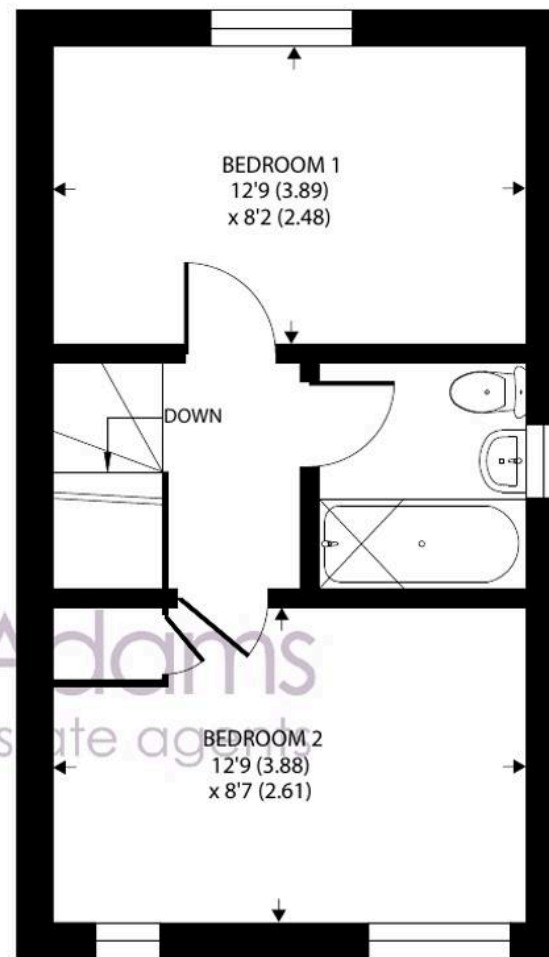
On the first floor are two bedrooms and a family bathroom fitted with a shower over the bath.

Outside, the property benefits from an open-plan front garden and two allocated parking spaces conveniently located directly in front of the house. The enclosed rear garden is mainly laid to lawn, providing a pleasant and low-maintenance outdoor space.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



**Location** - Tangmere offers a local Coop convenience store, primary school and church. Three and a half miles to the west lies the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed east along the A27, at the Boxgrove/Tangmere roundabout take the third exit off into Meadow Way. Take the first turning on the left into City Fields Way and then first left into Osborn Drive. Turn right into Filkins Close and number 4 is on the left. What3words - improving.complies.sizzled

Chichester District Council - 26/27 Tax Band C £2,201.73 EPC-B

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

