



**Guide Price**  
**£325,000**

**Freehold**

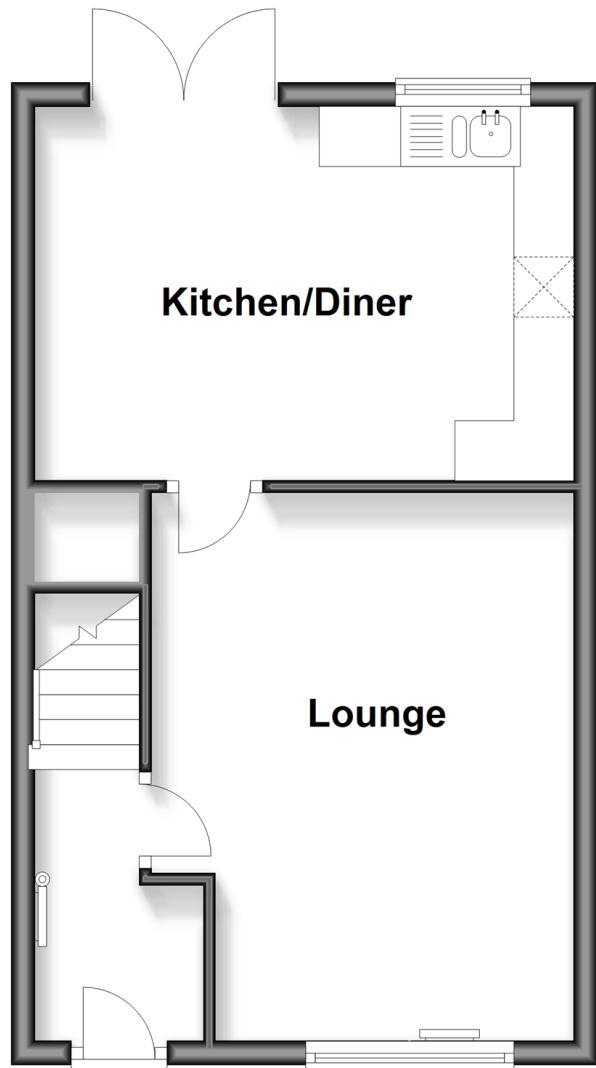
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**Churchwood Drive,  
Tangmere, Chichester,  
West Sussex, PO20**

**cubitt & west**  
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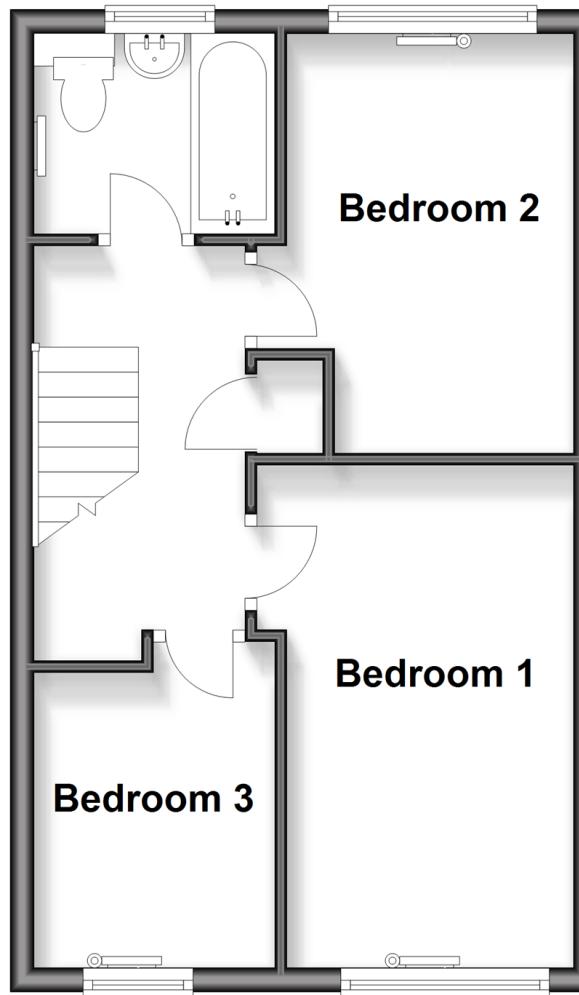
## Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'11 x 11'7 (4.55m x 3.53m)

Kitchen/Diner: 14'7 x 10'1 (4.45m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 13'11 x 8'4 (4.24m x 2.54m)

Bedroom 2: 11'8 x 8'2 (3.56m x 2.49m)

Bedroom 3: 8'5 x 6'5 (2.57m x 1.96m)

Family Bathroom

### OUTSIDE

Driveway

Garage

Utility Room

Front Garden

Rear Garden



## Main features

- Bright and airy kitchen/diner
- Three generous sized bedrooms
- Garage with a utility room to the rear, plus a large driveway for multiple vehicles
- Close proximity to schools, parks and countryside walks
- A few minute's drive to Chichester City centre

### Nearest Schools

Primary Schools: Tangmere Primary School 0.2 miles, Boxgrove CofE Primary School 0.7 miles

Secondary Schools: Ormiston Six Villages Academy 2.1 miles, Arabesque School of Performing Arts 2.4 miles

### Transport Information

Train Stations: Barnham 3.3 miles, Chichester 3.3 miles, Bognor Regis 4.6 miles

### Address

Churchwood Drive, Tangmere, Chichester, West Sussex, PO20

### Directions

For directions to this property please contact us.



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Call Chichester Branch 01243 786581 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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