



15a Bayley Road | Chichester | PO20 2ET

Guide Price £200,000    Share of Freehold



**hancock**

Lettings & Estate Agents

Bayley Road | Chichester | PO20 2ET  
Guide Price £200,000

- First Floor Maisonette
- Good Decorative Order
- Private West Facing Garden
- Share of Freehold
- Study/Bedroom Two
- Galley Style Kitchen
- Gas Central Heating
- Council Tax Band - B

Set within the popular village of Tangmere, just outside the Cathedral City of Chichester, this first floor maisonette presents a great opportunity for any first-time buyer, downsizer or investor.

#### Accommodation

Once inside your own front door, a staircase leads to the first floor, here you will find a light and airy living room, a gallery style kitchen with space for a freestanding fridge freezer, washing machine, dryer and dishwasher. There are plenty of units and worktop space, an electric oven, hob and extractor. A separate dining room and bedroom two/study, complete this floor. To the second floor, you will find the principal bedroom, complete with fitted wardrobes, an ensuite bathroom and views out over farmland.

#### Outside



what3words ///



There is a private, West facing garden which is mainly laid to lawn and has a wood panelled shed for storage.

#### Location

Situated in the historic and well-connected village of Tangmere, this home enjoys a peaceful setting just three miles east of Chichester. Tangmere offers a convenience store, a charming church, a primary school, GP surgery and a nursery. A standout local feature is the Tangmere Community Garden, a shared green space near the aviation museum that promotes home-grown produce and community activities. Nearby Chichester offers a vibrant mix of cultural, shopping, and dining experiences, including the acclaimed Festival Theatre and Pallant House Gallery. The area is also renowned for its proximity to the Goodwood Estate, famous for horse and motor racing events. For those who enjoy the outdoors, Chichester Harbour Area of Outstanding Natural Beauty and the blue flag beach at West Wittering are easily accessible.

#### Information

Tenure - Share of Freehold

Council Tax Band - B

Broadband Speed - Up to 60mbps

Mobile Coverage - EE, Three, O2



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk