

Jasmine Cottage, Chestnut Walk, Tangmere, PO20 2HH

Guide Price £525,000

Henry Adams
estate agents

Jasmine Cottage, Tangmere

A characterful cottage in the heart of Tangmere village.

- Brick and flint period cottage
- Grade II listed
- Double aspect sitting room
- Double aspect dining room
- Three bedrooms
- En-suite and family bathroom
- Generous garden with patio
- Detached garage
- Chain free

Constructed primarily of attractive brick and flint, this delightful Grade II Listed period cottage offers a wealth of original character, seamlessly combined with bright, well-proportioned accommodation throughout.

Of particular note is the charming double-aspect sitting room, complemented by a separate formal dining room, providing ideal spaces for both everyday living and entertaining.

The ground floor is further enhanced by a fitted kitchen with adjoining utility room and a convenient cloakroom.













To the first floor are three generous bedrooms, including an impressive principal bedroom benefiting from a dual aspect, built-in wardrobes and an en-suite shower room, alongside a spacious family bathroom.

Externally, the property enjoys a generous and well maintained rear garden, predominantly laid to lawn with a paved terrace creating an excellent setting for outdoor dining and relaxation. Approached via a shared driveway, the cottage further benefits from a detached garage.

While the property would benefit from a degree of modernisation, an internal viewing is highly recommended to fully appreciate the charm, character and potential this appealing home has to offer.

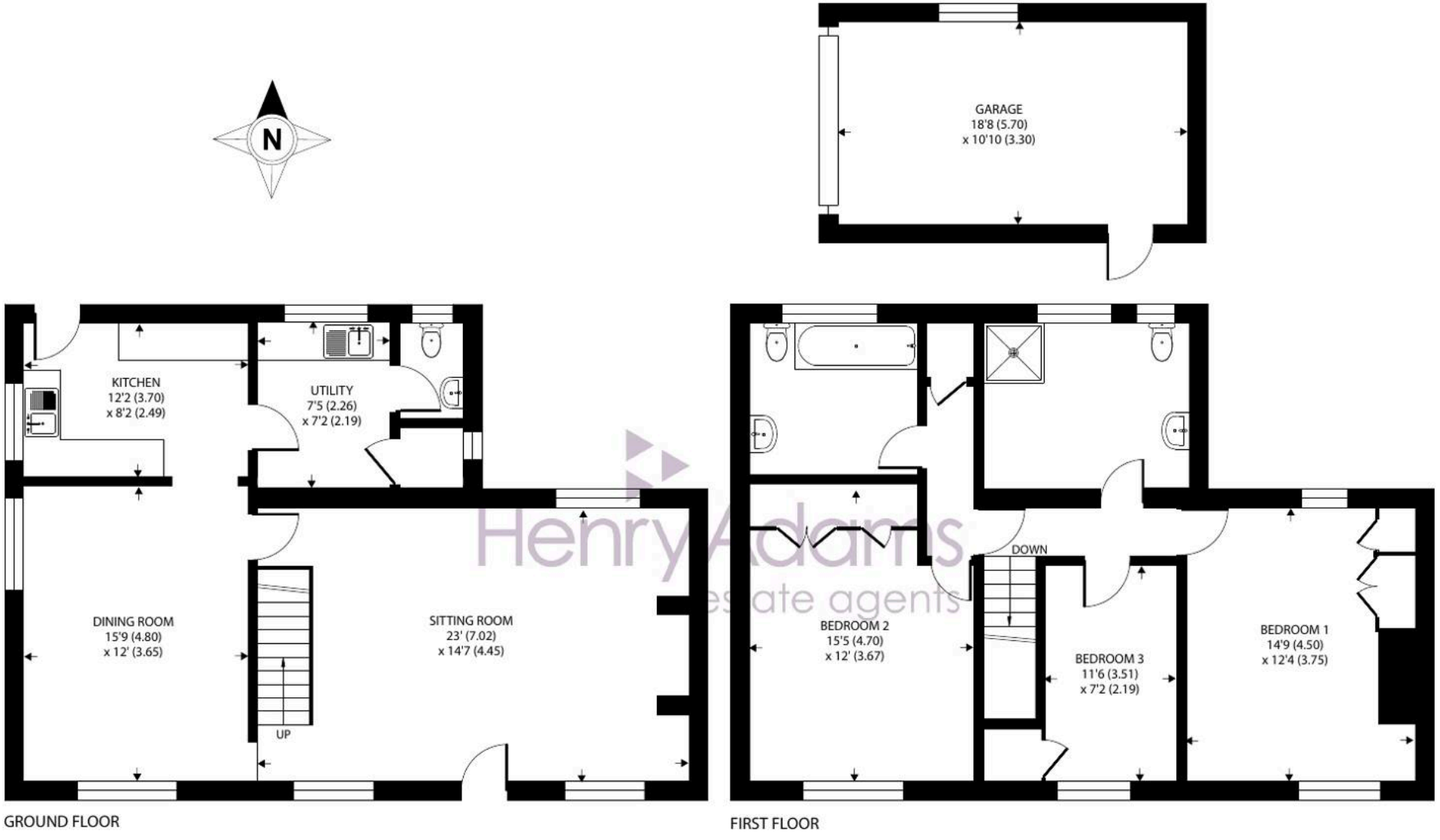
Chichester District Council - F £3,409.11 EPC-E (Grade II listed)











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Approximate Area = 1498 sq ft / 139.1 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1700 sq ft / 157.8 sq m
For identification only - Not to scale

Location - Tangmere offers a comprehensive range of local amenities including, a medical centre, dental surgery, and local convenience store incorporating a post office. There is also a primary school, parish church, Tangmere Military Aviation Museum and a regular bus service into Chichester. Three 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 - From Chichester proceed east on the A27. At the Tangmere/Boxgrove roundabout take the third exit into Meadow Way (signposted Tangmere). Proceed to the end of Meadow Way and turn left into Tangmere Road. Take the first turning on the right into Chestnut Walk and Jasmine Cottage is a short distance along on the right. What3words - eating.declares.superbly

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





