



Bell & Blake
SALES & LETTINGS

28 Hangar Drive, Tangmere, Chichester, West Sussex PO20 2ED

Asking Price £270,000

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2



2



2



- › 2 double bedrooms
- › 2 bathrooms (1 is an ensuite)
- › 2 allocated parking spaces
- › Downstairs WC
- › Cul-de-sac location
- › Lounge diner
- › Contemporary kitchen
- › Around 9 minutes from Chichester

This beautifully presented 2 double bedroom, 2 bathroom (1 ensuite) property is situated in a cul-de-sac location in Tangmere, just 9 minutes from Chichester. The house also boasts a contemporary kitchen, downstairs WC, a lounge diner, private rear garden with rear gate and 2 allocated parking spaces. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: C



Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk