



3 Perrymead, Tangmere Road, Tangmere, PO20 2GZ

Guide Price £385,000

 **Henry Adams**  
estate agents





## 3 Perrymead, Tangmere

A spacious modern flint and brick cottage situated in a mature non estate setting in Old Tangmere village.

- A flint and brick mid terrace cottage
- Comprehensively appointed kitchen/dining room
- Cloakroom
- Bright sitting room
- En-suite principal bedroom
- Two further bedrooms
- Family bathroom
- Car barn
- No onward chain

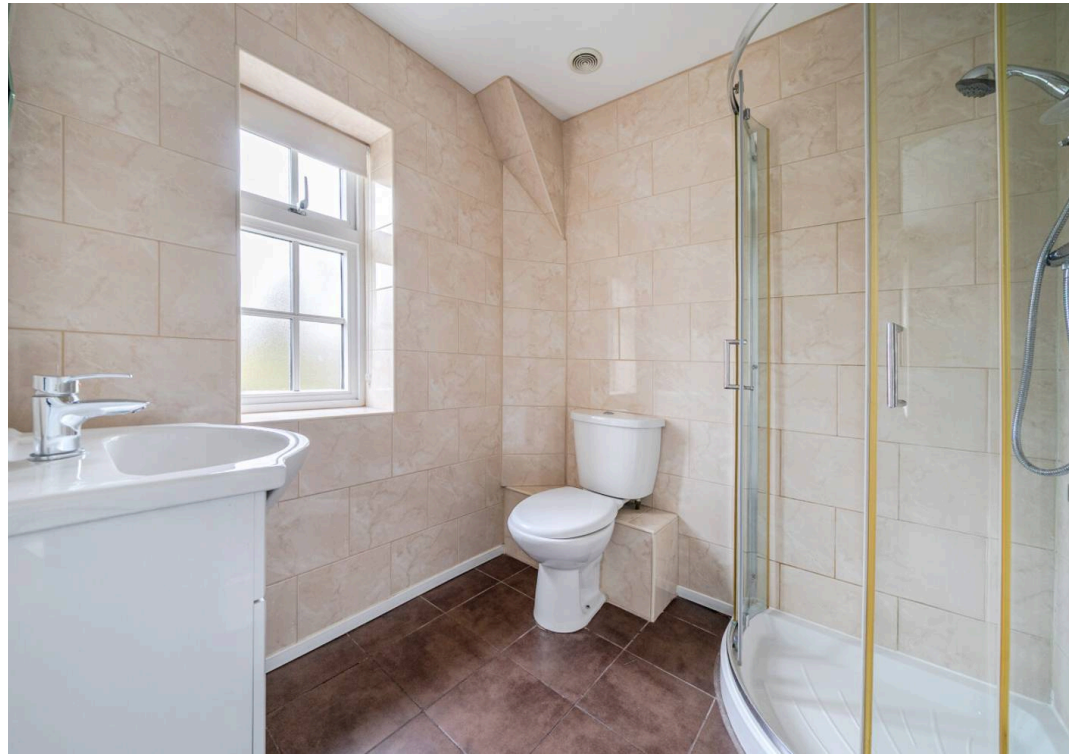
A delightful three-bedroom mid-terraced flint and brick cottage offering generously sized accommodation offered for sale with no onward chain.

The property comprises of a spacious entrance hall, cloakroom, modern kitchen/dining room with high-gloss white fronted cupboard units, integrated double oven, ceramic hob, dishwasher, washing machine, and fridge freezer. The bright sitting room features French doors leading to the rear garden. The primary bedroom includes an en-suite shower room, while there are two additional bedrooms and a family bathroom.

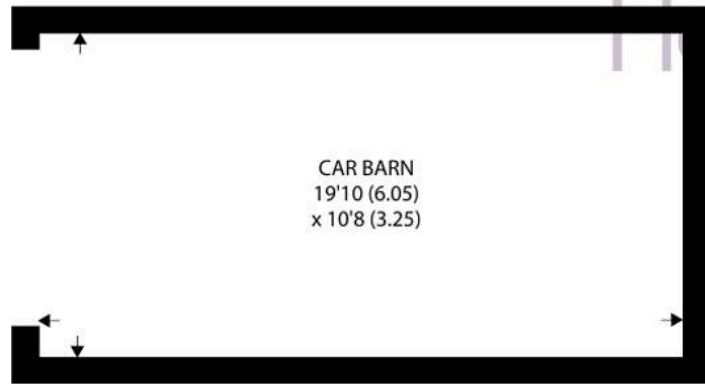
Outside, a shared pathway leads to the open plan front garden. The secluded rear garden boasts a paved patio, lawn, and a gate at the far end leading to a rear courtyard with a well-proportioned car barn.





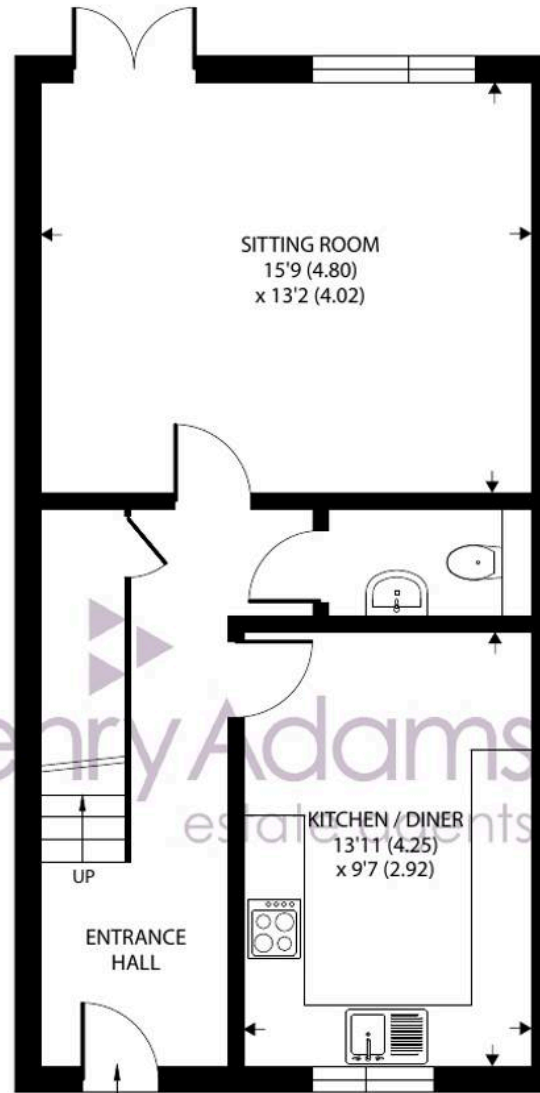






OUTBUILDING

CAR BARN  
19'10 (6.05)  
x 10'8 (3.25)



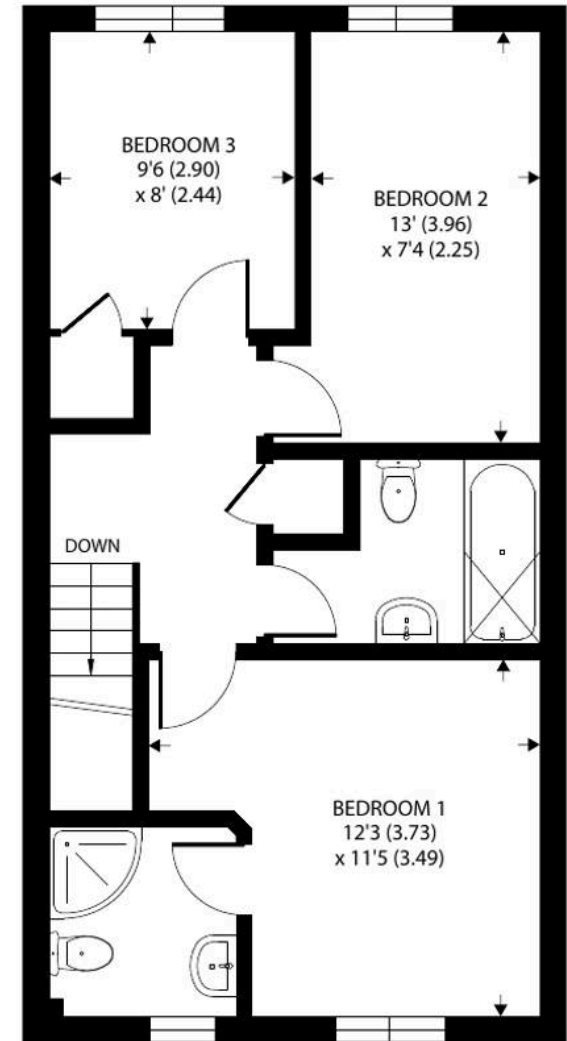
GROUND FLOOR

SITTING ROOM  
15'9 (4.80)  
x 13'2 (4.02)

KITCHEN / DINER  
13'11 (4.25)  
x 9'7 (2.92)

ENTRANCE  
HALL

UP



FIRST FLOOR

BEDROOM 3  
9'6 (2.90)  
x 8' (2.44)

BEDROOM 2  
13' (3.96)  
x 7'4 (2.25)

BEDROOM 1  
12'3 (3.73)  
x 11'5 (3.49)

DOWN

Approximate Area = 994 sq ft / 92.3 sq m  
Outbuilding = 216 sq ft / 20 sq m  
Total = 1210 sq ft / 112.4 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** - Proceed east along the A27 and at the Tangmere/Boxgrove roundabout take the third exit into Meadow Way. At the end of Meadow Way turn left into Tangmere Road and 3 Perrymead is on the left after a short distance opposite Cooper Beech Drive. what3words - clear.seriously.arranged

Chichester District Council - 25/26 Tax Band TBC EPC-C

**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)

