



24 Nicolson Close, Tangmere, PO20 2LA

Guide Price £595,000

 **Henry Adams**
estate agents

24 Nicolson Close, Chichester

An impressive and spacious five-bedroom detached home.

- Three storey detached family house
- Open plan kitchen/dining/family room
- Sitting room
- Office
- Utility and boot room
- Principal bedroom with en-suite shower room
- Two first floor bedrooms & bathroom
- Two second floor bedrooms and shower room
- Driveway and double garage
- Delightful west facing garden

Occupying a generous plot in a quiet cul-de-sac, this substantial detached residence is beautifully arranged over three floors and offers five well-proportioned double bedrooms, a superb detached double garage and thoughtfully designed living spaces throughout.

At the heart of the home is a striking open-plan kitchen/dining and family room that stretches across the rear of the property, flooded with natural light from the west facing rear garden and offering seamless access. The contemporary kitchen is fully fitted with high-spec appliances and is complemented by an adjacent utility room with brand new boiler and a practical boot room. The elegant sitting room sits at the front of the house, including a bay window, creating a wonderfully bright and inviting atmosphere. To the front of the property, a dedicated home office/study also enjoys a bay window, making it an ideal work-from-home space. A stylish cloakroom completes the ground floor.



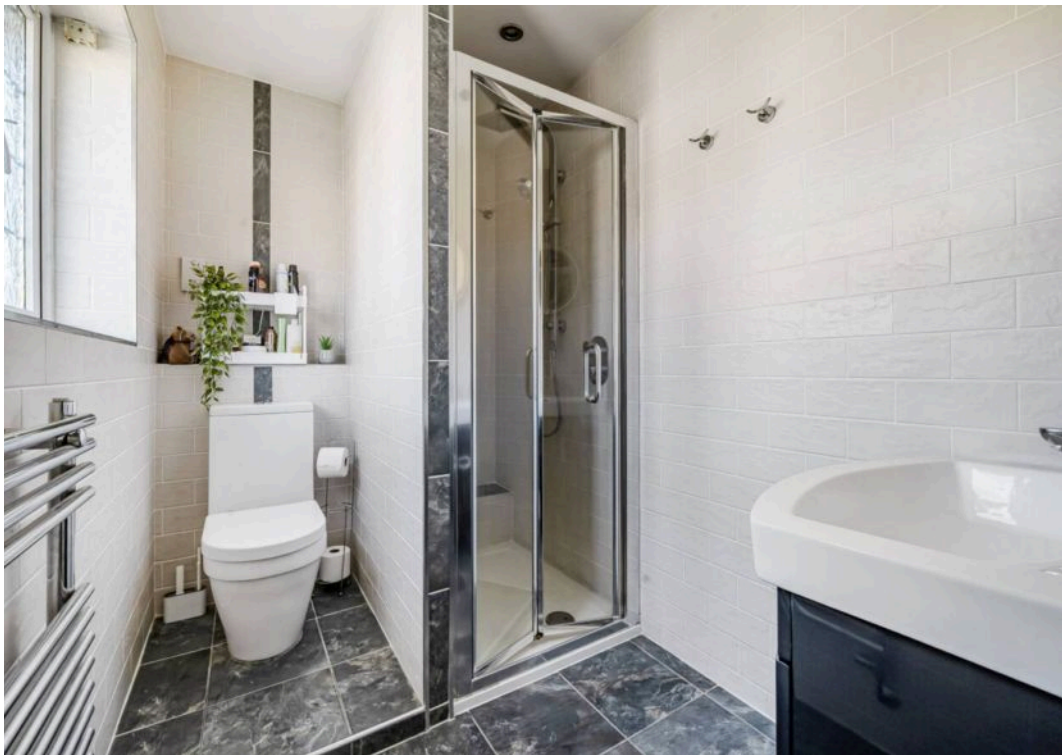


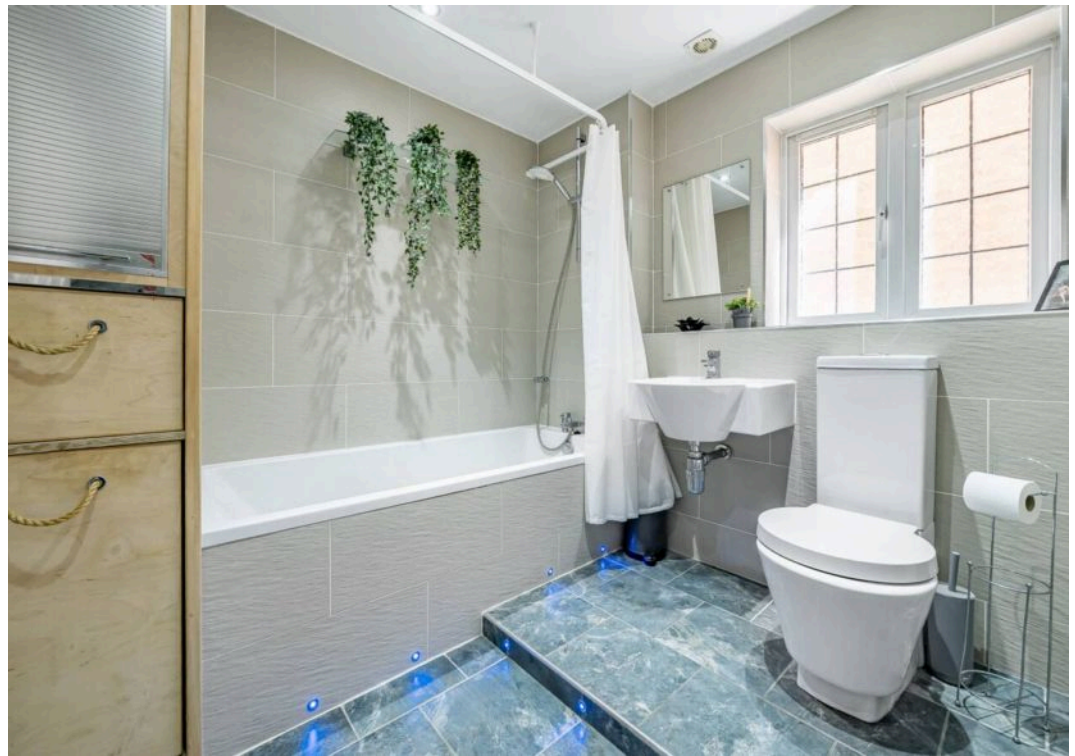
From the welcoming reception hall, stairs lead to the first floor, where you'll find three of the five bedrooms. The principal suite is particularly impressive, featuring two sets of built-in wardrobes and a modern en-suite shower room. The two additional double bedrooms on this level benefit from views over the rear garden and are served by a well-appointed family bathroom. The second floor offers two further double bedrooms and an additional shower room, providing excellent flexibility for family living or guest accommodation.

The front of the property is attractively landscaped with well-stocked borders. The west-facing rear garden is a true highlight, generously sized and thoughtfully arranged with a wide lawn, mature planting and a full-width patio perfect for outdoor dining. A pergola adds definition to an inviting seating area, while panel and trellis fencing, along with mature trees, offer privacy and a sense of seclusion. A side gate leads to the detached double garage, which features electric doors and excellent storage space. The driveway in front provides off-street parking for an additional three to four vehicles.

Chichester District Council - 25/26 Tax Band G £3,933.58 EPC-C

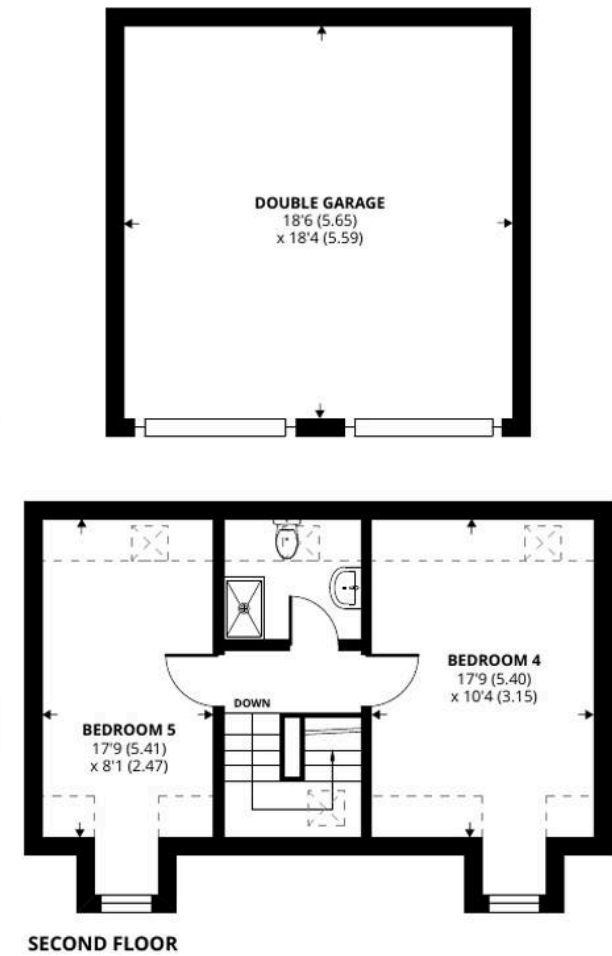
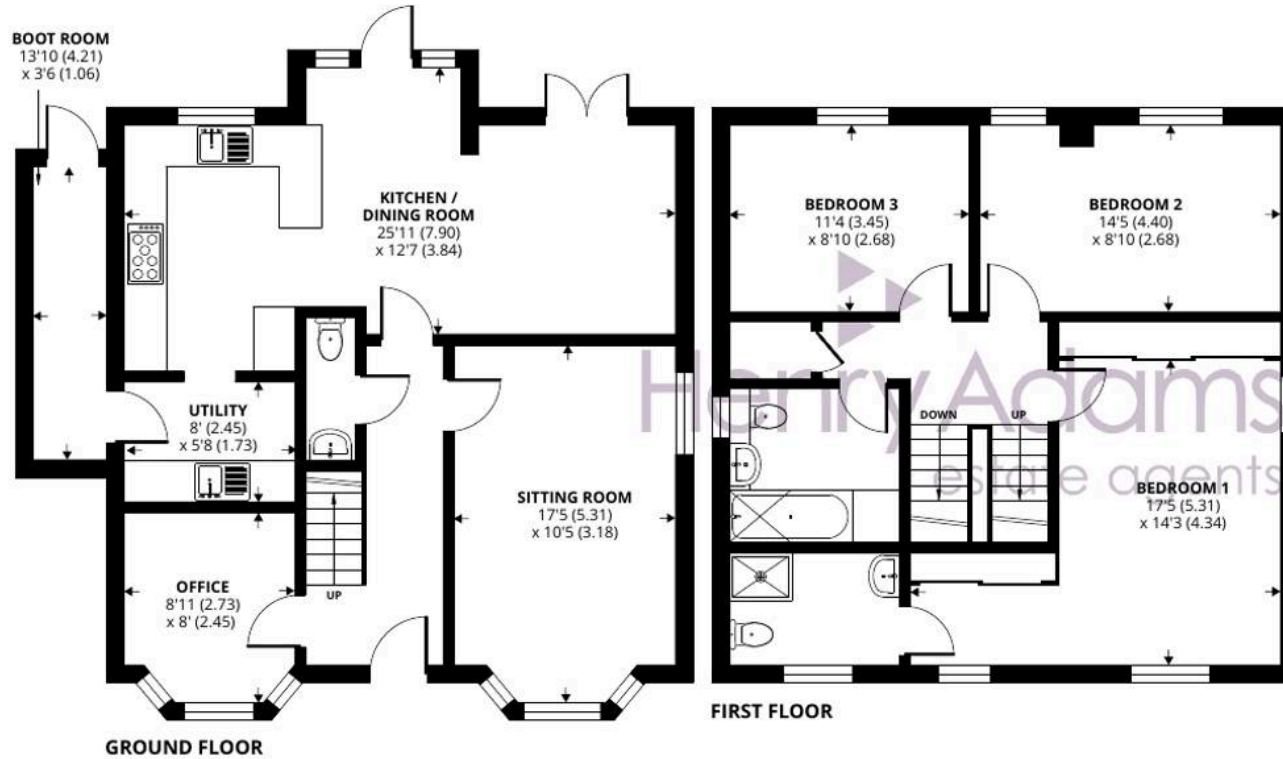








Denotes restricted
head height



Approximate Area = 1754 sq ft / 162.9 sq m
Limited Use Area(s) = 76 sq ft / 7 sq m
Garage = 340 sq ft / 31.5 sq m
Total = 2170 sq ft / 201.4 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 - From Chichester proceed east on the A27. On reaching the Tangmere/Boxgrove roundabout take the third exit off into Meadow Way. At the end of Meadow Way turn right into Tangmere Road, take the third turning on the left into Nettleton Avenue and proceed towards the end bearing right into Nicholson Close. At the junction bear right and number 24 is a short distance along on the left. what3words - lawyer.forum.dishing





Henry Adams - Chichester

Henry Adams LLP, Rowan House Baffins Lane - PO19 1UA

01243 533377

chichester@henryadams.co.uk

www.henryadams.co.uk

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.