



118 Hangar Drive, Tangmere, PO20 2ED

Offers in Excess of **£280,000**

118 Hangar Drive, Tangmere

Chain free house with two double bedrooms.

- Vacant possession
- Cul-de-sac location
- Kitchen with integrated appliances
- Sitting room
- Cloakroom
- Bedroom with wardrobes and en-suite shower room
- Second double bedroom
- Bathroom/WC
- South facing garden
- Driveway

This attractive end-terrace house is offered with vacant possession and is ideally located in a quiet cul-de-sac, providing both privacy and a friendly neighbourhood feel.

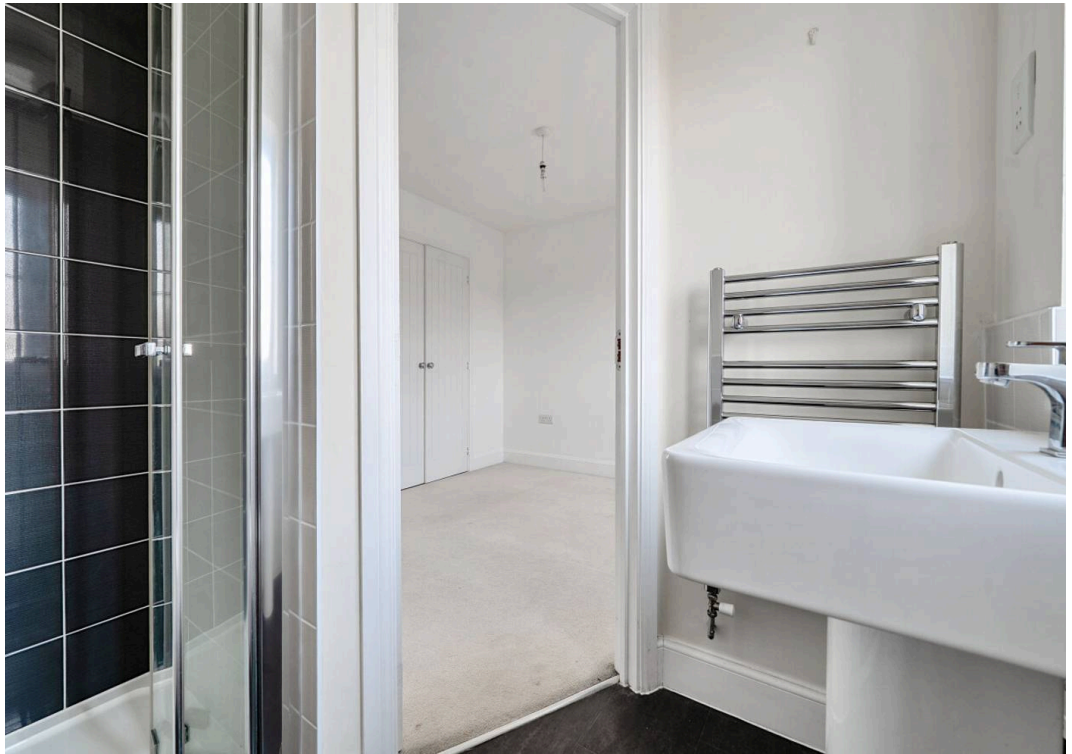
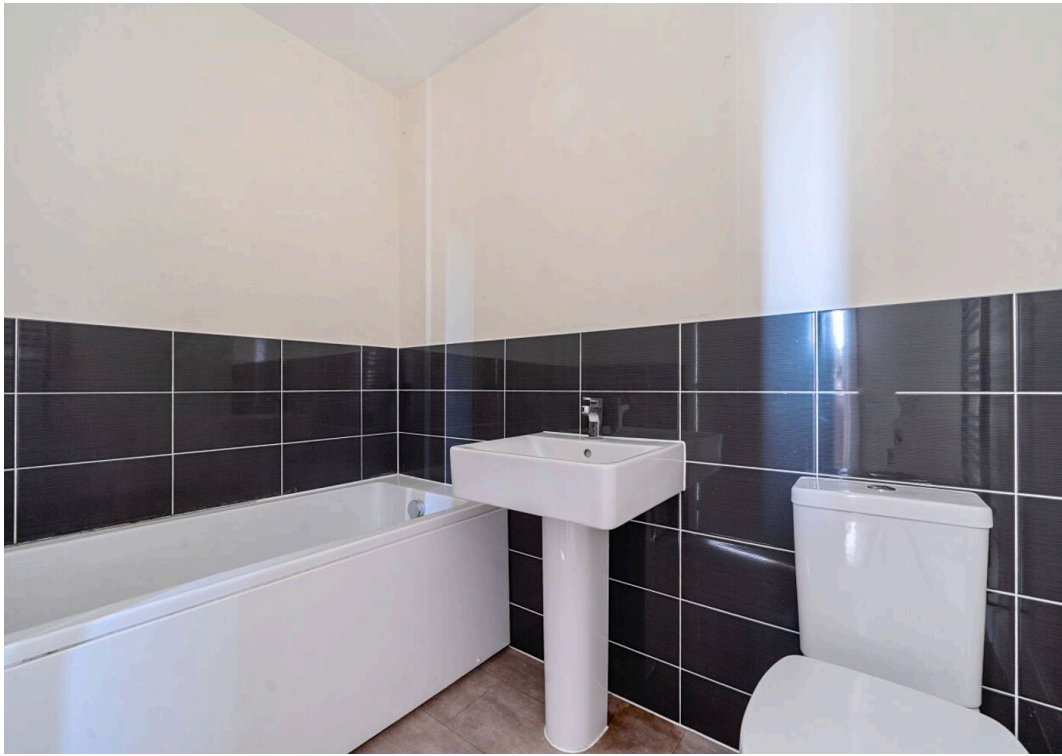
The property features a modern kitchen with integrated appliances, along with a bright south facing sitting room that creates a comfortable living space. There is also a convenient cloakroom on the ground floor. Upstairs, the main bedroom benefits from fitted wardrobes and an en-suite shower room, while a second double bedroom and a well-appointed bathroom/WC complete the accommodation.

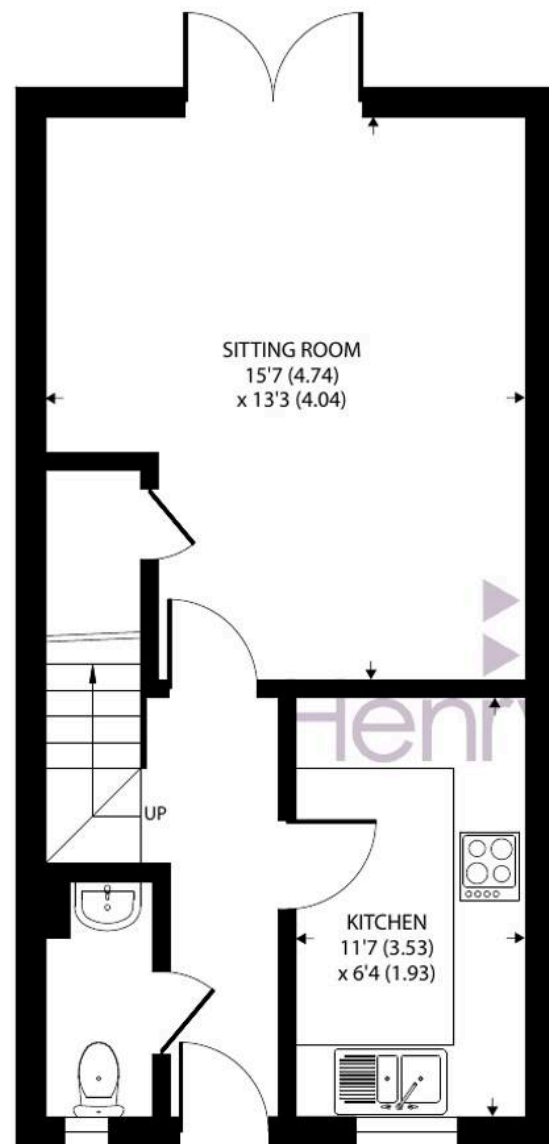
Outside, the home enjoys a delightful south-facing garden, ideal for relaxing or entertaining and a driveway provides off-road parking for convenience.

An early viewing is highly recommended.

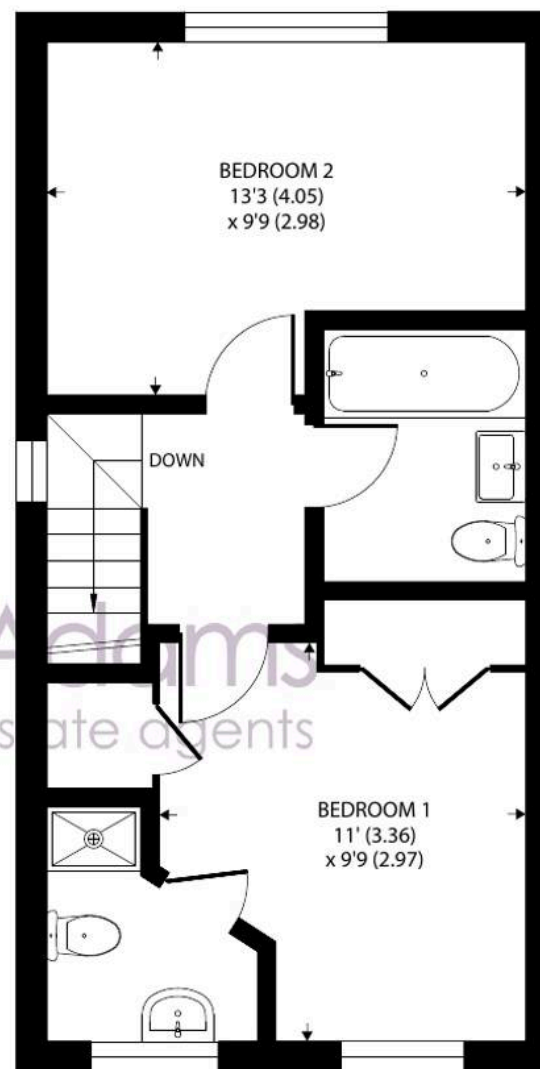
Chichester District Council - 25/26 Tax Band C
£2,097.91 EPC-B







GROUND FLOOR



FIRST FLOOR

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Location – Tangmere has a Co-op convenience store, village hall, medical centre, primary school and church. 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 – Directions – From Chichester proceed east on the A27. At the Tangmere/Boxgrove roundabout take the third exit into Meadow Way (signposted Tangmere). Take the forth turning on the left into Hangar Drive. Proceeding into Hangar Drive with the greensward on your right, follow the road round to the right and continue straight on (again with the greensward on your right). The property is in the left hand corner. what3words – universally.ticked.scrubbing

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](https://www.henryadams.co.uk)

