



19 Saxon Meadow, Tangmere, PO20 2GA

Guide Price £375,000

 **Henry Adams**
estate agents

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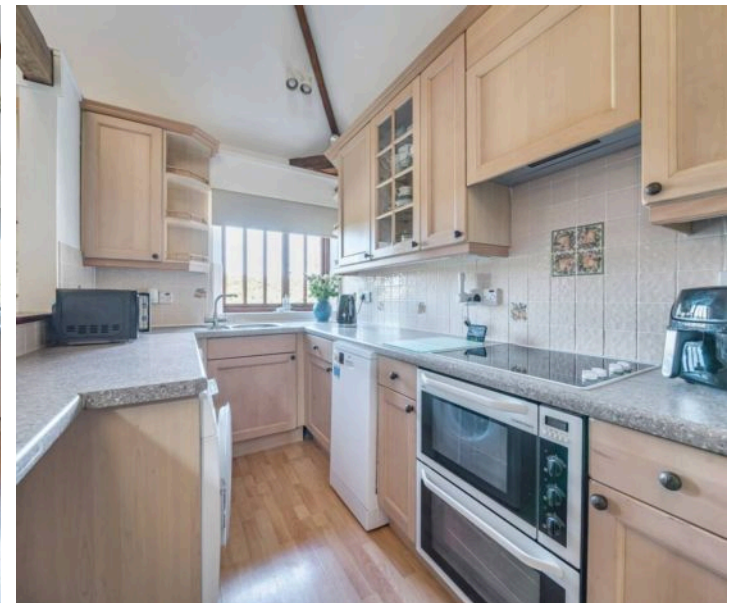
A charming three bedroom, two bathroom barn conversion in a Sussex village setting.

- Traditional village location
- Open plan sitting room and kitchen with vaulted ceiling
- Ground floor bedroom and shower room
- Bedroom three/study
- First floor bedroom and en-suite shower room
- Attractive communal gardens and wildlife field
- Garage and allocated visitor parking

Forming part of Saxon Meadow, a charming collection of converted flint and brick agricultural barns, this delightful home is situated in the traditional Sussex village of Tangmere.

The development enjoys a distinctly semi-rural ambience, being accessed via Church Lane, which passes the historic St Andrew's Church of England, dating back to the early 12th century. Positioned on the periphery of the development, the property benefits from an additional meadow to the rear (currently being rewilded), owned and maintained by the residents' management company.

Inside, the accommodation is both versatile and characterful, featuring bedrooms and shower rooms on both the ground and first floors.





The front door opens into a bright, open-plan sitting room and kitchen, enhanced by a beamed vaulted ceiling that adds to the feeling of light and space. A small inner hall leads to two ground-floor bedrooms and a shower room, the smaller of the two rooms would also make an ideal study or home office. Upstairs, a bedroom benefits from its own en-suite shower room, creating a comfortable private suite.

Outside, there are beautifully maintained communal courtyard-style gardens, which contrast delightfully with a wildlife meadow at the rear, perfect for nature lovers.

The property also includes a garage, with additional allocated visitor parking available within the development.

Lease: 960 years remaining (End date 01/05/2985)

Service Charge: £2,040 pa

Ground Rent: TBC

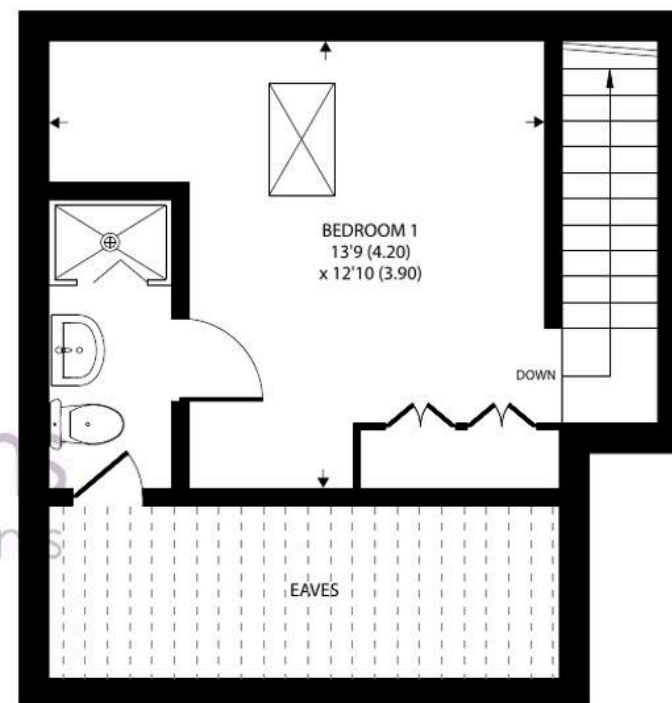
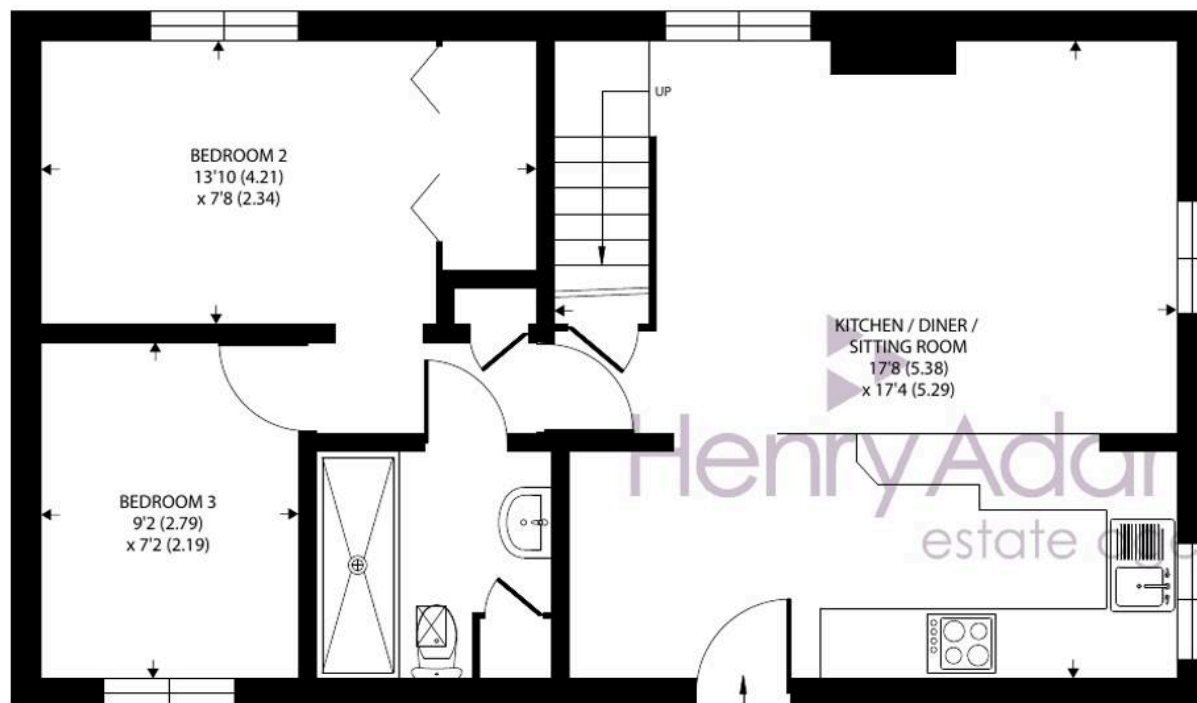
Chichester District Council - 25/26 Tax Band D £2,360.15 EPC-C







Denotes restricted
head height



Approximate Area = 770 sq ft / 71.5 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Total = 845 sq ft / 78.4 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 along the A27 and at the Tangmere/Boxgrove roundabout take the third exit of into Meadow Way and proceed to the end. Turn left into Tangmere Road, passing the village shop on your right hand side and take the next turning right into Church Lane. Saxon Meadow development can be found towards the end. Proceed into the development and number 19 is on the left as the road bends round to the garages. What3words - belief.snooping.husky

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

