





# 1 Hunters Gate, Tangmere

A chain free detached house with double garage.



- ▶ Chain free
- ▶ Sitting room and dining room
- ▶ Utility room and cloakroom
- ▶ En-suite shower room/WC
- ▶ Garden
- ▶ Detached house
- ▶ Kitchen
- ▶ Four bedrooms
- ▶ Bathroom/WC
- ▶ Double garage and driveway

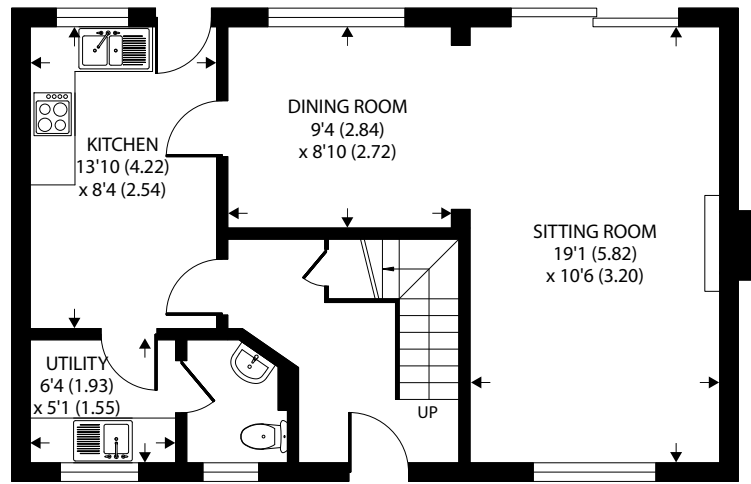
A charming four bedroom detached family house situated in the heart of Tangmere village, about five miles east of Chichester. The property was built in 1996 by respected local builders Seaward Homes and is one of just three properties which form Hunters Gate.

The well-proportioned accommodation includes a dual aspect L-shaped open plan sitting/dining room with doors leading out to the rear garden, a kitchen which leads to a utility room and in turn a cloakroom. On the first floor, all four bedrooms have fitted wardrobes/cupboards and the principal bedroom enjoys an en-suite shower room/WC. A bathroom/WC can also be found on the first floor.

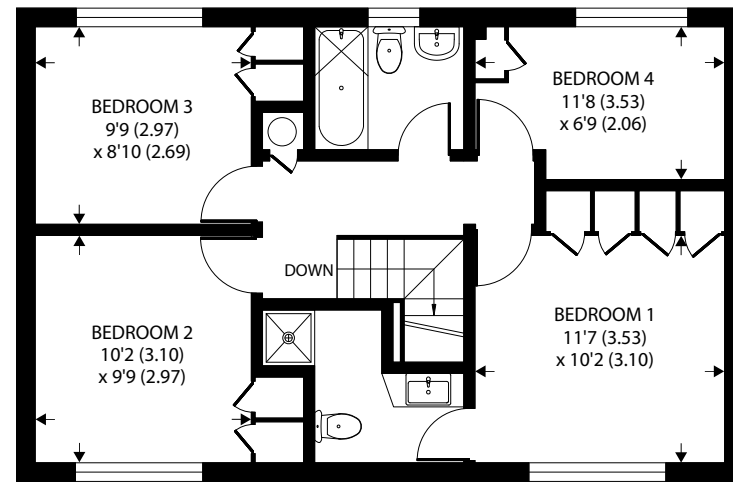
Outside, to the front of the property is a driveway which leads to a detached double garage. A patio area adjoins the rear of the property which gives way to lawn in the enclosed rear garden.

Chichester District Council - 23/24 Tax Band F £3,099.97

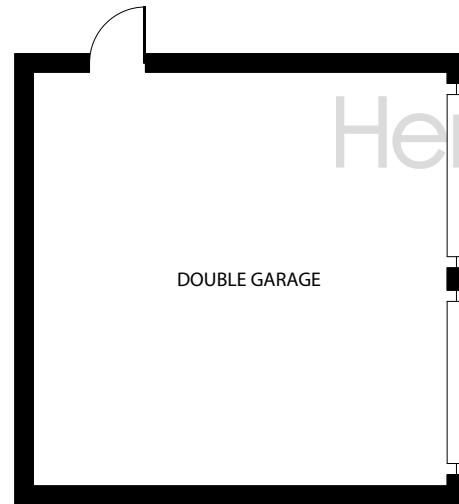




GROUND FLOOR



FIRST FLOOR



Henry Adams  
simply different



Approximate Area = 1202 sq ft / 111.6 sq m

Garage = 342 sq ft / 31.7 sq m

Total = 1544 sq ft / 143.3 sq m

For identification only - Not to scale



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.



## 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

From Chichester proceed east on the A27. At the Tangmere/Boxgrove roundabout take the third exit into Meadow Way (signposted Tangmere). Proceed to the end of Meadow Way, turn left into Tangmere Road and number 1 is on the left. [what3words.com/upcoming.spruced.general](http://what3words.com/upcoming.spruced.general)

04/01/23

