



5 Barncroft Close, Tangmere

A well-proportioned detached house in pleasant cul-de-sac setting.



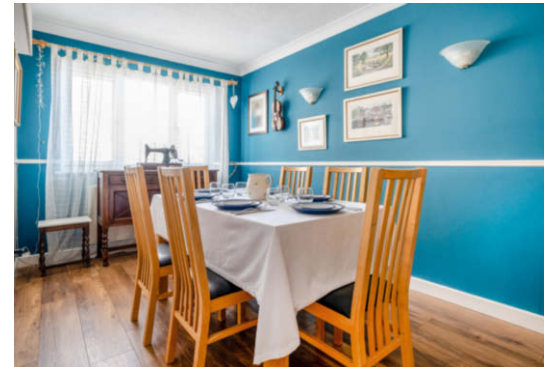
- ▶ Detached house
- ▶ Dining room
- ▶ Utility room
- ▶ Four bedrooms
- ▶ South facing garden
- ▶ Dual aspect sitting room
- ▶ Modern kitchen/breakfast room
- ▶ Study
- ▶ En-suite and bathroom/WC
- ▶ Double garage and driveway

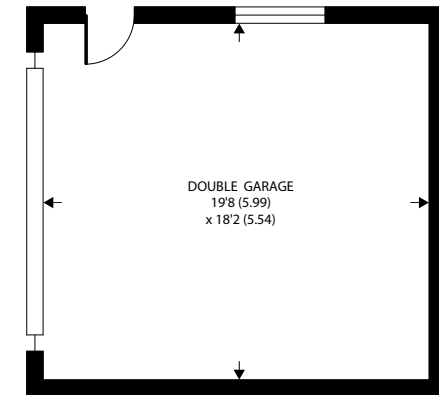
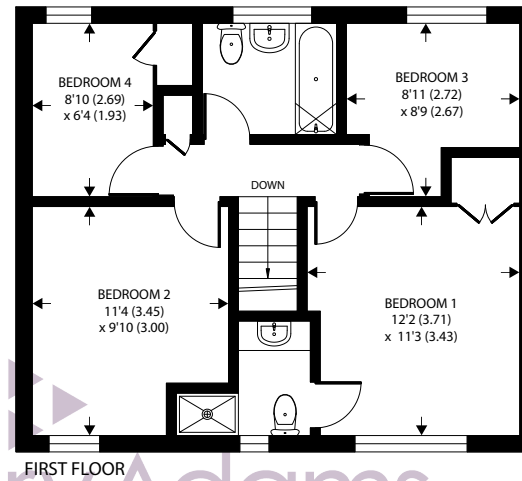
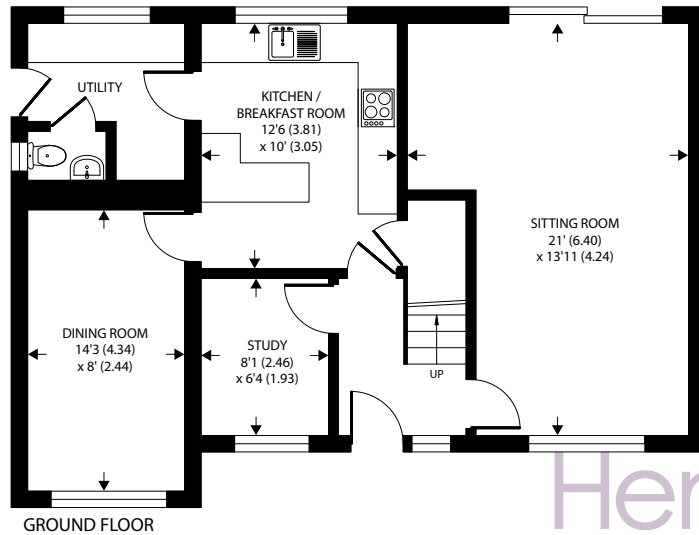
Enjoying a tucked-away position within a pleasant cul-de-sac setting, lies this four bedroom detached house. The accommodation offered is both well-proportioned and practical for modern living.

On the ground floor, is a dual aspect sitting room, kitchen/breakfast room with utility, dining room, study and cloakroom. Four bedrooms can be found on the first floor along with a bathroom/WC. The principal bedroom benefits from an en suite shower room/wc.

Outside, the property is situated on a good sized plot and a driveway can be found to the front which leads to a double garage. The rear garden is a salient feature and enjoys seclusion and a southerly aspect.

Chichester District Council - 24/25 Tax Band E £2,750.82





Approximate Area = 1252 sq ft / 116.3 sq m

Garage = 357 sq ft / 33.1 sq m

Total = 1609 sq ft / 149.4 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

There is 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, 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 windsurfing 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 on the A27 and at the Boxgrove/Tangmere roundabout take the third exit into Meadow Way. Take the fifth turning on the left into Chichester Drive and first right into Barncroft Close. Follow the road round to the end of the cul-de-sac where number 5 is in the right hand corner. what3words - badly.punctual.shapeless

