



TYPHOON HOUSE

TANGMERE, PO20 2BE

£165,000
LEASEHOLD

A well-presented and modern apartment with allocated parking located centrally within the historic village of Tangmere some 3 miles from Chichester's city centre.



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Open plan living | Double
bedroom | Modern fitted kitchen
| Allocated parking | Close to
local village amenities | Second
floor | No onward chain



The dual aspect and stylish accommodation is arranged over one floor. There is an entrance hall leading to a good-sized double bedroom, a contemporary family bathroom and beyond into a spacious sitting/dining/kitchen. The latter has a dual aspect and is a great space for entertaining or relaxing and the bespoke fitted kitchen boasts modern appliances.

Outside

There is one allocated parking bay with further visitor parking located close by. Within this new and well-kept development there is also a playground and ample green and lawned areas giving a real feeling of space.

Location

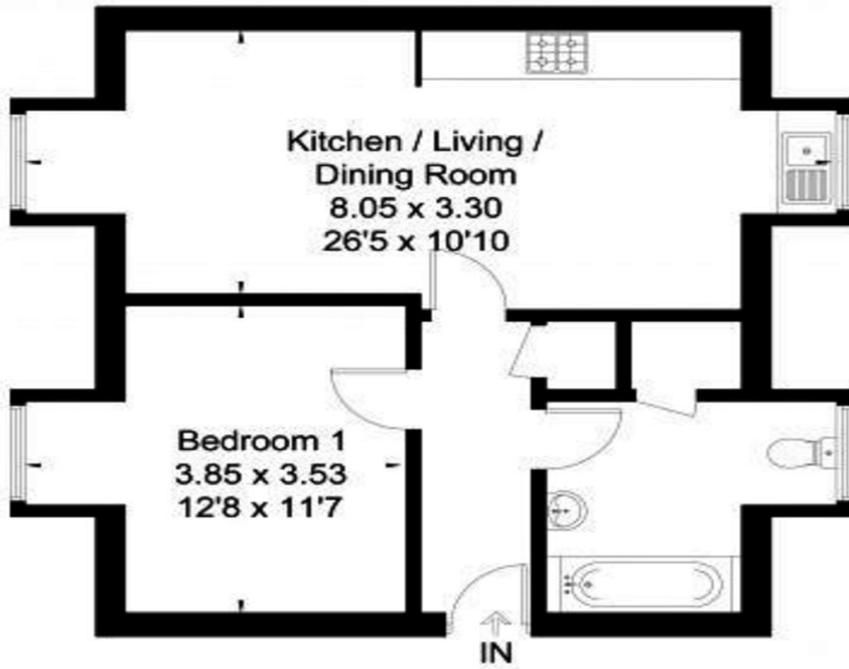
The property is centrally located within the historic and popular village of Tangmere. Tangmere is found approximately 3 miles to the east of Chichester and has a convenience store, attractive church, primary school and nursery school. Of particular interest is the Tangmere Community Garden, an area for the local community near the aviation museum, which encourages home grown produce and recreation. Chichester city's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival

Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering. Chichester station provides rail links to London via the Victoria Line but also via Havant and the Waterloo Line, the station also links connections right along the south coast.

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Approximate Area = 50.0 sq m / 538 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards



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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

