





AT A **GLANCE**



Beautifully refurbished detached family home.

Approximately quarter-acre plot.

Planning permission for a detached two-bedroom bungalow.

Stunning open-plan kitchen, dining and family room with central island.

Elegant living room with feature log-burning stove.

Utility room and bi-fold doors to the garden.

Spectacular 27' x 18' principal bedroom with luxury four-piece en-suite.

Two further generous double bedrooms and luxury family bathroom.

Beautiful south-facing gardens with vegetable plots, greenhouse and raised entertaining terrace.

Two-berth park home included, offering excellent holiday let or income potential.

Extensive private driveway with newly built boundary walls. Conveniently located for Chichester, Arundel, Goodwood and Fontwell Racecourse.



ABOUT THE PROPERTY

Exceptional Detached Family Home on a Quarter-Acre Plot with Planning Permission & Income Potential

Situated on an impressive quarter-acre plot in a desirable semi-rural location, this beautifully refurbished detached family home offers the perfect combination of luxurious family living, outstanding outside space, exciting development potential and an additional income opportunity.

Finished to an exceptional standard throughout, the property has been thoughtfully redesigned to create stylish and versatile accommodation, ideal for modern family life.

At the heart of the home is a magnificent open-plan kitchen, dining and family room featuring a large central island, quality fitted units and ample space for entertaining. Bi-fold doors seamlessly connect the interior to the south-facing patio and landscaped gardens, creating a wonderful indoor-outdoor lifestyle during the warmer months.

Complementing the living space is an elegant sitting room centred around a charming log-burning stove, providing a cosy retreat during the winter, while a utility area offers excellent practicality for everyday living.

The gardens are a true highlight and have been lovingly designed to appeal to both keen gardeners and families alike. The generous south-facing rear garden features established vegetable plots, a greenhouse, lawn areas for children to enjoy and a superb raised patio providing the perfect setting for outdoor dining, barbecues and entertaining friends and family.

The first floor is equally impressive, boasting a spectacular 27' x 18' principal bedroom suite that offers a luxurious sanctuary. This exceptional room is complemented by a beautifully appointed four-piece en-suite bathroom featuring high-quality fittings and elegant finishes. Two further generous double bedrooms are served by an equally luxurious family bathroom.





ABOUT THE PROPERTY



A truly unique feature of this property is the planning permission already granted for the construction of a detached two-bedroom bungalow positioned within the front section of the plot. The design has been carefully planned to ensure the main residence retains the majority of its generous grounds and privacy, making this an exceptional opportunity for multi-generational living, resale potential or future investment.

Adding further appeal is the inclusion of a two-berth park home, which is to be sold with the property. Offering excellent potential as a holiday let or short-term accommodation, it has the capacity to generate a useful additional income, particularly during the busy summer months when nearby Goodwood and Fontwell Racecourses attract thousands of visitors for world-renowned racing, motorsport and entertainment events.

The property is approached via an extensive private driveway leading to the main residence, enhanced by attractive newly constructed brick walls to the front and side, providing an impressive sense of arrival together with an excellent degree of privacy.

Perfectly positioned, the property enjoys easy access to the historic cathedral city of Chichester and the picturesque market town of Arundel, both offering an excellent selection of boutique shops, cafés, restaurants, cultural attractions and excellent transport links.

This is a rare opportunity to acquire a stunning family home with luxurious accommodation, beautiful gardens, planning permission for a second dwelling and additional income potential—all within easy reach of the South Coast's most desirable destinations.

Agents Note: The dwelling is just off the A27 but the actual residence is situated some 200' away from the road, and road noise in the garden is hardly noticeable. You will need to approach from the East.







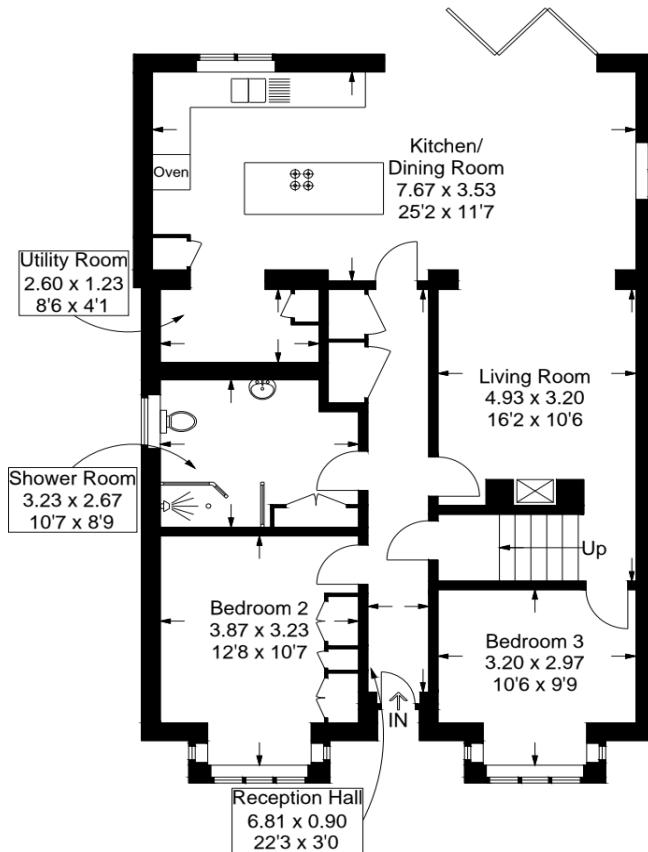


Downview, Arundel Road, Tangmere

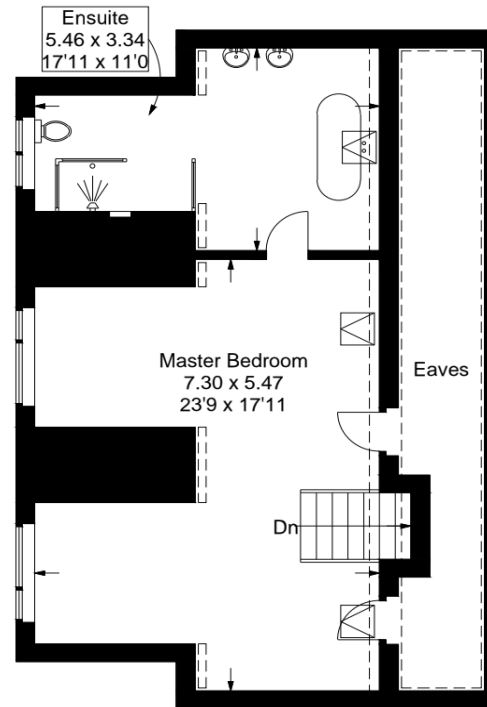
Approximate Gross Internal Area = 159.4 sq m / 1716 sq ft

Outbuildings = 73 sq m / 786 sq ft

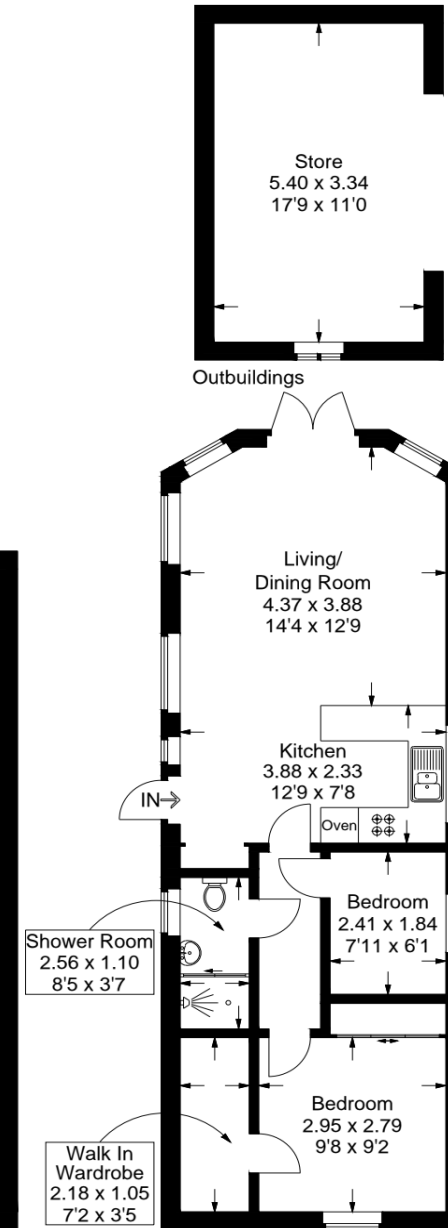
Total = 232.4 sq m / 2502 sq ft



Ground Floor



First Floor



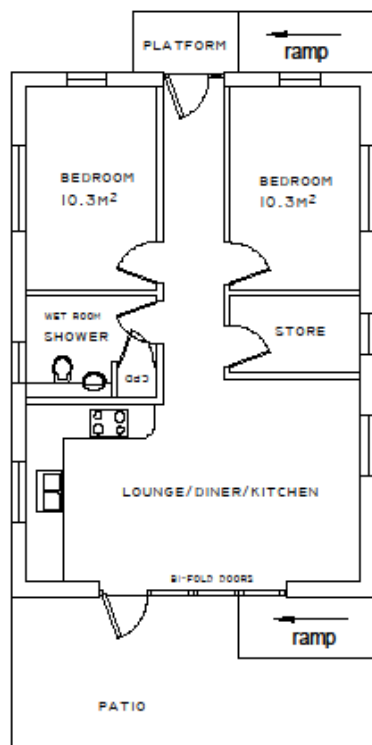
Ground Floor



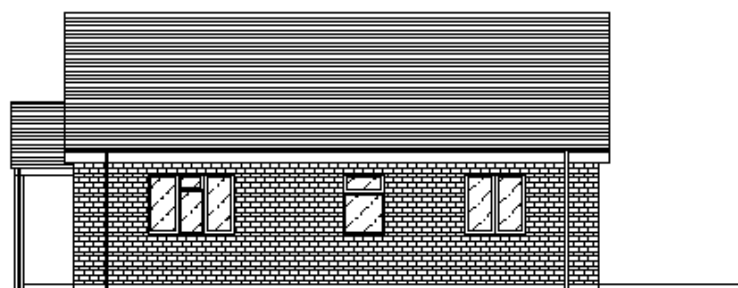
Outbuildings

[] = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

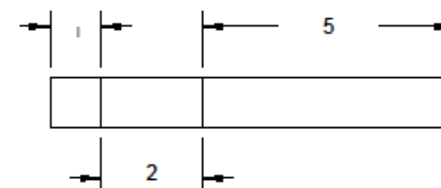


FLOOR PLAN

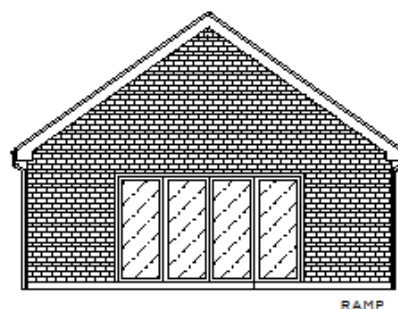


EAST ELEVATION

scale 1:100



WEST ELEVATION



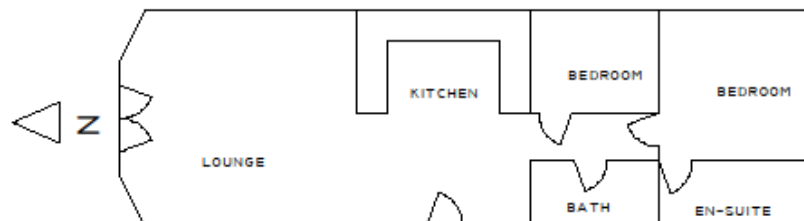
NORTH ELEVATION



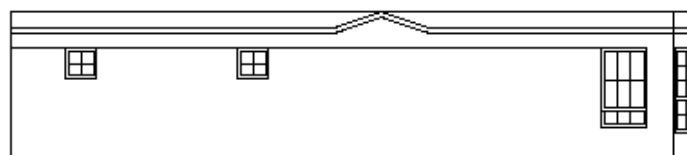
SOUTH ELEVATION



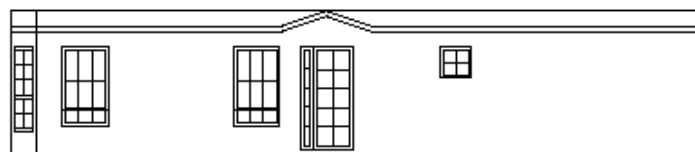
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Project Title	Annex to 2 Arundel Road
Project Address	2 Arundel Road Chichester West Sussex PO18 0JZ
Drawing Title	ANNEX AS PROPOSED THIRD APPLICATION
Scale	1:100 (unless stated) at A3
Date	August 2025
Drawing Reference	2025111-05
Revision	B
Drawn by	



FLOOR PLAN



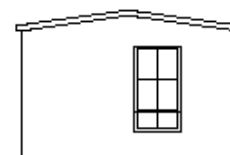
EAST ELEVATION



WEST ELEVATION



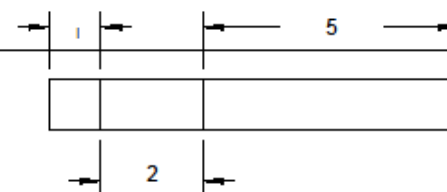
NORTH ELEVATION



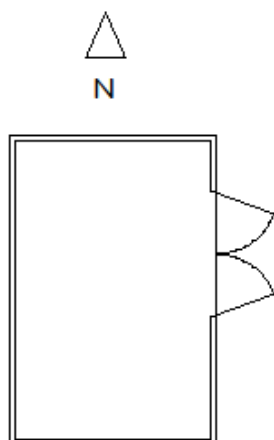
SOUTH ELEVATION

scale 1:100

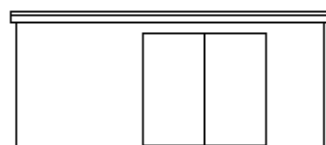
MOBILE HOME



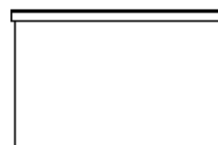
STORE



PLAN



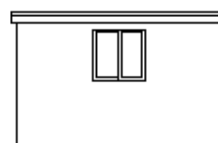
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1. Do not scale from this drawing, except for planning purposes. Use figured dimensions only.
2. All dimensions must be checked on site prior to commencement of work.
3. Where applicable this drawing is to be read in conjunction with other consultant's drawings.
4. This drawing is the copyright of Innovative Options Ltd.

 149 POUYELL ROAD, DULVERTON, WEST SUSSEX PO20 0PL TELEPHONE: 01323 841111 WWW.INNOVATIVEOPTIONS.CO.UK	
CLIENT Mr Luke Ashcroft	
PROJECT TITLE Annex to 2 Arundel Road	
PROJECT ADDRESS 2 Arundel Road Chichester West Sussex PO18 0JZ	
DRAWING TITLE FLOOR AND ELEVATION PLANS OF EXISTING MOBILE HOME AND STORE	
SCALE 1:100 (unless stated) at A3	DATE August 2025
DRAWING REFERENCE 2025111-04	REVISION -
PLANNED	



LOCATION



Tangmere is a thriving West Sussex village that perfectly combines the tranquillity of countryside living with excellent access to nearby towns, cities and the South Coast. Rich in aviation history and surrounded by beautiful open countryside, the village has become an increasingly popular choice for families, professionals and retirees alike. The village itself offers a range of everyday amenities including a convenience store, café, primary school, village hall, medical facilities and the well-regarded Tangmere Military Aviation Museum. A welcoming community atmosphere, nearby parks and open green spaces make it an ideal place to call home. Just a few miles away lies the historic cathedral city of Chichester, renowned for its vibrant shopping streets, independent boutiques, award-winning restaurants, cafés and cultural attractions including the internationally acclaimed Chichester Festival Theatre. The city also offers excellent schooling, leisure facilities and a mainline railway station with direct services to London Victoria. To the east, the picturesque market town of Arundel is famous for its magnificent castle, historic streets, riverside walks and independent antique shops, while nearby Goodwood is home to the world-famous Festival of Speed, Goodwood Revival and horse racing, attracting visitors from around the globe. Nature lovers are spoilt for choice, with the South Downs National Park on the doorstep offering miles of scenic walking, cycling and riding trails. The beautiful beaches at West Wittering, the sailing waters of Chichester Harbour and the stunning Sussex coastline are all within easy reach, providing endless opportunities for outdoor recreation. For commuters, Tangmere is exceptionally well placed, with easy access to the A27 connecting Brighton, Portsmouth and Southampton, while nearby Chichester railway station offers regular services to London, Gatwick Airport and the South Coast. Whether you're seeking a relaxed village lifestyle, access to outstanding countryside and coastline, or excellent connectivity for work and leisure, Tangmere offers the very best of West Sussex living.



THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



07770 758589



chris@nexaproperties.com



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF



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