



90 Churchwood Drive | Chichester | PO20 2GB

Guide Price £249,950

Freehold



**hancock**  
Lettings & Estate Agents

Churchwood Drive | Chichester | PO20  
2GB  
Guide Price £249,950

- No Onward Chain
- Terraced House
- Two Parking Spaces
- Two Bedrooms
- Virtual Tour
- Private Rear Garden
- Easy Access To A27
- Council Band C

Situated in the popular village of Tangmere, this property offers a warm and inviting home ideal for a variety of buyers. Upon entering, you are welcomed by a bright entrance hallway leading to a contemporary kitchen on the left, complete with fitted cupboards and generous worktop space. The open-plan living and dining room sits to the rear of the property, providing a modern and versatile space for relaxing or entertaining, enhanced by patio doors that open directly onto the private rear garden. Upstairs, the spacious principal bedroom overlooks the garden, alongside a front-facing single bedroom and a well-appointed family bathroom featuring a shower over the bath.

The property further benefits from two allocated parking spaces located in a nearby residents' parking area.

Area Summary



what3words //

//alien.cups.equipping



Tangmere is a well-connected and sought-after village just east of Chichester, offering a friendly community atmosphere with local amenities including a convenience store, café, and recreational spaces. The area is known for its peaceful residential setting, easy access to countryside walks, and excellent transport links to Chichester, the A27, and surrounding coastal destinations. With a blend of rural charm and practical convenience, Tangmere appeals to those seeking a balanced lifestyle close to both nature and city amenities.

#### Additional Information

Tenure : Freehold

Council Band : C

Broadband : Up to 1800mbps

Mobile : EE, Three, O2, Vodafone



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**hancock**  
 Lettings & Estate Agents



Approximate total area<sup>(1)</sup>

538 ft<sup>2</sup>

50 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

5 Northgate, Chichester, West Sussex, PO19 1BA  
 01243 531155

[sales@hancockpartners.co.uk](mailto:sales@hancockpartners.co.uk)  
[www.hancockpartners.co.uk](http://www.hancockpartners.co.uk)