



4 Woodfield Close | West Sussex | PO20 2FL

Guide Price £239,950

Freehold



hancock

Lettings & Estate Agents

Woodfield Close | West Sussex | PO20

2FL

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- No Onward Chain
- Good Size Living Room
- Family Bathroom
- Non-Allocated Parking
- Garage in nearby compound
- Two Double Bedrooms
- Kitchen Breakfast Room
- Rear Garden
- Gas central heating
- Easy Access To A27

****No Onward Chain****

A well presented two bedroom mid terraced house, situated in a quiet cul-de-sac within the popular village of Tangmere.

The property comprises an entrance hall leading into a generously sized living room featuring a bay window, creating a bright and welcoming space. To the rear, there is a modern kitchen/breakfast room offering ample storage and workspace, with direct access to the rear garden.

Upstairs, the property offers two double bedrooms, both benefiting from built-in storage cupboards. The family bathroom is fitted with a hand wash basin, WC, and a bath with electric shower over.



what3words ///

radiates.refers.garage



Externally, the property enjoys a south-facing rear garden, designed to be low maintenance while providing a pleasant outdoor space. Further benefits include garage in nearby compound.

Tangmere is a popular village to the east of Chichester, offering a peaceful residential environment while remaining well connected. The village benefits from a range of local amenities including shops, a primary school, and green spaces, making it ideal for families and professionals alike. Excellent road links via the A27 provide easy access to Chichester, Goodwood, and the wider South Coast, while nearby railway stations offer regular services to London and coastal destinations. Tangmere is also well placed for countryside walks and outdoor pursuits, providing a pleasant balance of village living and convenience.

Additional information:

Tenure : Freehold

Council Band : C

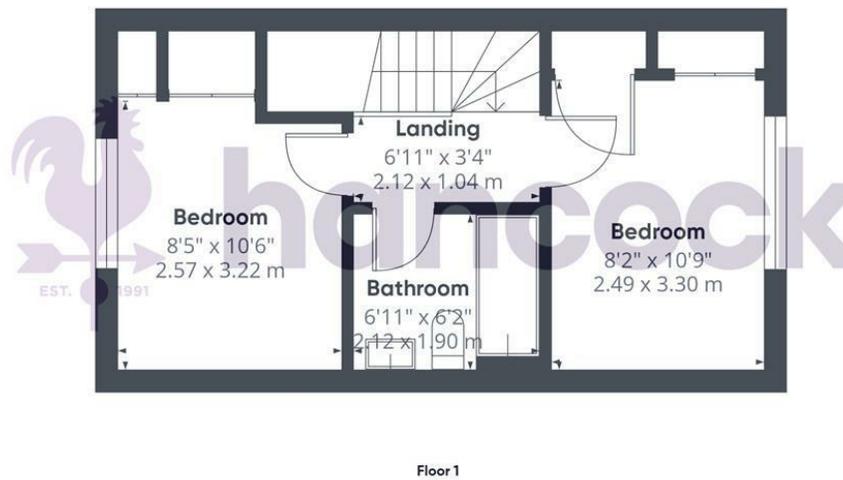
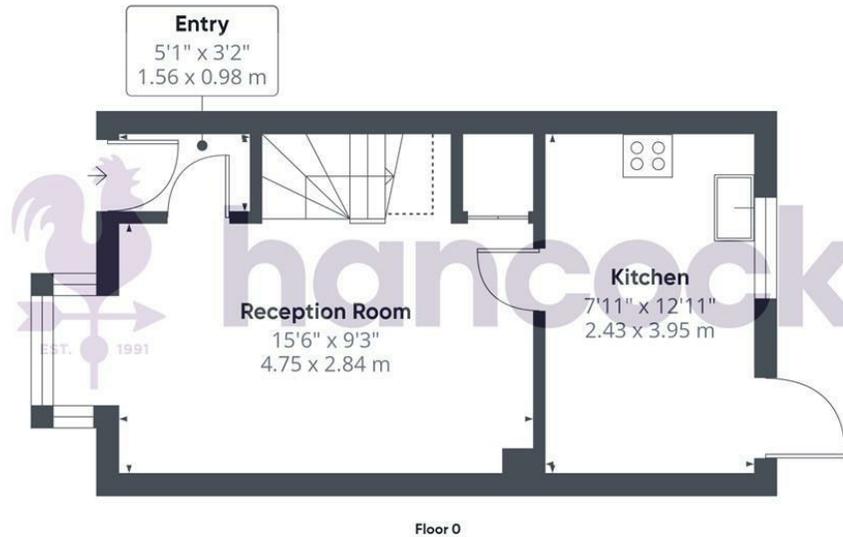
Broadband : Up To 1800mbps

Mobile Coverage : Okay: EE, 02, Three and Vodafone





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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