

White & Brooks

CHICHESTER

£515,000

Nelson Close • Chichester • West Sussex

“Spacious Detached Family House”



- ❖ In the historical Village of Tangmere
- ❖ 4 Bedrooms all with fitted wardrobes
- ❖ En Suite to Master Bedroom
- ❖ Sitting / Dining Room
- ❖ Kitchen / Dining Room
- ❖ Double Garage and Driveway
- ❖ Beautifully Presented Front & Rear Garden

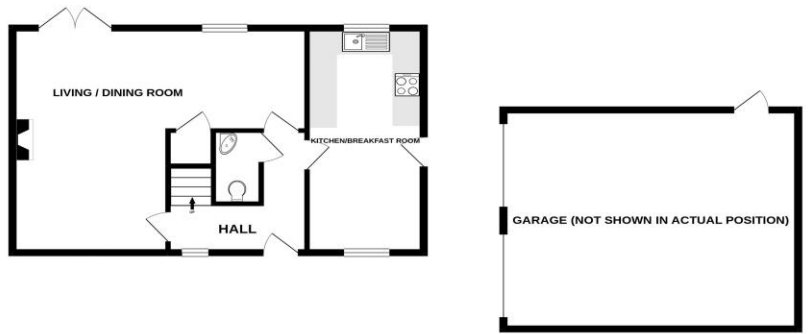
About The Property

Beautifully Presented Detached Four Bedroom House in a quiet cul-de-sac in the historical Village of Tangmere. Close to Shops, Village School, Doctors and Dentist Surgery and regular Bus Service. Located approximately 3 miles from Chichester. This Spacious Property benefits from Four Bedrooms all with fitted wardrobes and Master En Suite as well as additional Family Bathroom. The Ground Floor comprises Sitting/Dining Room, Kitchen/Dining Room and Downstairs WC. This flint fronted House also benefits from a Front Garden with grass area and flowerbeds. Double Brick Built Garage with pitched roof and Driveway. To the rear of the property boasts an immaculate garden with pond area and side gate access. Internal viewing is highly recommended to appreciate what the property has to offer.

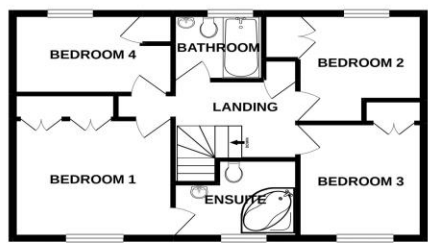


Floorplan and EPC

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

5, Nelson Close, Tangmere, CHICHESTER, PO20 2FW
 Dwelling type: Detached house
 Date of assessment: 31 May 2017
 Date of certificate: 31 May 2017
 Reference number: 0950-9209-7666-9173-4020
 Type of assessment: PAS2017 existing dwelling
 Total floor area: 150 m²

Estimated energy costs of dwelling for 3 years: £ 3,188

Over 3 years you could save: £ 882

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 207 over 3 years	£ 24 over 3 years
Heating	£ 2,922 over 3 years	£ 1,861 over 3 years	£ 1,061 over 3 years
Hot Water	£ 108 over 3 years	£ 226 over 3 years	£ 118 over 3 years
Totals	£ 3,188	£ 2,294	£ 882

Energy Efficiency Rating

	Current	Potential
Energy Efficiency Rating	D	C

Top actions you can take to save money and make your home more efficient:

Recommended measure	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£ 200 - £ 2,000	£ 22
2. Low energy lighting for all fixed outlets	£ 100	£ 13
3. Heating controls (thermostatic radiator valves)	£ 300 - £ 450	£ 73

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Room Details

Entrance Hall

Entrance Hall leading to wooden door with archway through to kitchen/dining room and sitting/dining room. Pendant light, wall mounted radiator and double glazed window to the front aspect.

Sitting Room / Dining Room 19' 2" x 21' 11" (5.84m x 6.67m)

Double glazed windows to front and rear aspect with double glazed doors leading out to the garden from the rear aspect. Textured ceiling, pendant lights, wall mounted radiator, open fireplace with granite surround

Kitchen / Dining Room 19' 2" x 8' 5" (5.84m x 2.56m)

Double glazed window to the front and rear aspect, textured ceiling, feature lighting over kitchen area and insert spotlights over dining area. wall mounted radiator. Kitchen has black quartz work surfaces with all lower level units, inbuilt NEFF oven, induction four ring hob, single sink, under counter built in fridge and freezer, pull out pantry drawer and fitted Beko washing machine. Single glazed door on the side of the property, tiled flooring throughout.

Downstairs WC

Textured ceiling, feature light, toilet and corner hand basin with wall mounted radiator.

Stairs to:

First Floor Landing

Doors leading to all four bedrooms, family bathroom and airing cupboard. Insert spotlight, skimmed ceiling and access to the loft.

Master Bedroom 10' 2" x 11' 8" (3.11m x 3.55m)

Double glazed window to the front aspect, textured ceiling with pendant light, wall mounted radiator, two sets of double fitted wardrobes and door leading to En Suite

Master En Suite

Double glazed opaque window to the front aspect with corner bath, toilet and vanity hand basin. Lighting above mirror area and storage with insert spotlights. Wall mounted radiator and textured ceiling.

Bedroom 2 9' 1" x 9' 9" (2.76m x 2.98m)

Double glazed window to the rear aspect, textured ceiling, feature lighting, wall mounted radiator and double fitted wardrobe.

Bedroom 3 9' 11" x 9' 9" (3.02m x 2.98m)

Double glazed window to the front aspect, textured ceiling, pendant light, wall mounted radiator and double fitted wardrobe.

Bedroom 4 6' 8" x 11' 7" (2.02m x 3.54m)

Double glazed window to the rear aspect, textured ceiling, pendant light and single fitted wardrobe.

Family Bathroom

Double glazed opaque window to the rear aspect, textured ceiling, insert spotlights, four legged roll top bath with shower overhead, glass screen, tiled flooring with insert lights around the bath area, small basin, toilet and heated towel rail. Tiled from floor to ceiling.

Airing Cupboard

Water tank and shelving for laundry

Garden

West facing garden. Brick wall surrounds to one side and back with one panel of fencing. Mostly laid to lawn with some side beds, footpath and pond area. Gate access to the side of the house.

