



5 Barncroft Close, Tangmere, PO20 2FE



**hancock**  
Lettings & Estate Agents

## GUIDE PRICE £525,000

Detached Home	Modern Kitchen
Freehold	Council Band E
Private Rear Garden	Utility Room
Ample Driveway Parking	Easy Access on to A27
Double Garage	Modern Décor Throughout



A beautifully presented four-bedroom detached family home, tucked away in a quiet corner position within the popular village of Tangmere. Offering versatile and spacious accommodation throughout, this impressive property is perfectly suited for modern family living, with multiple reception areas, generous parking, and a large private garden.

The property welcomes you with a spacious entrance hallway leading through to a multifunctional living and dining room, enjoying direct access out to the garden and creating the perfect space for both entertaining and everyday family life. The modern kitchen is well-equipped with ample storage, built-in appliances, and breakfast bar seating, whilst the separate utility room provides additional practicality for busy households. The ground floor further benefits from a downstairs cloakroom, an additional reception room currently used as a children's room but offering flexible use, and a dedicated home office.

Upstairs, the property offers four bedrooms comprising two well-proportioned double rooms, with the principal bedroom benefiting from an en-suite shower room, alongside two comfortable single bedrooms and a modern family bathroom.

Externally, the property boasts a fantastic size rear garden, thoughtfully arranged with both patio and lawn areas, alongside two separate seating spaces allowing you to enjoy both sunshine and shade throughout the day. A standout feature is the substantial double garage with built-in workshop area, providing excellent storage or workspace potential. The property also benefits from ample driveway parking for multiple vehicles and enjoys an enviable tucked-away position offering excellent privacy.

Tangmere is a well-connected and sought-after village located just a short distance from the historic cathedral city of Chichester. The village offers a range of local amenities, including shops, schools, and excellent transport links via the nearby A27. Residents enjoy easy access to the South Downs National Park, beautiful West Sussex coastline, and popular destinations such as Goodwood Estate, renowned for its motorsport and horse racing events.

### Additional Information :

Tenure : Freehold

Council Band : E

Broadband : Up to 1800mbps

Mobile : EE, Three, O2, Vodafone

EPC : C

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



## ADDITIONAL INFORMATION

**Local Authority** – Chichester

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1583.00 sq ft

**Tenure** – Freehold

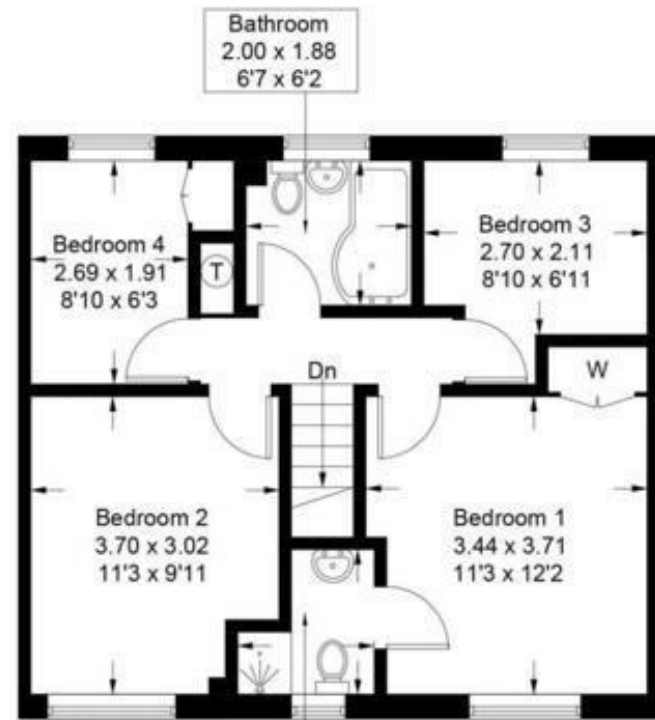


### Energy Efficiency Rating

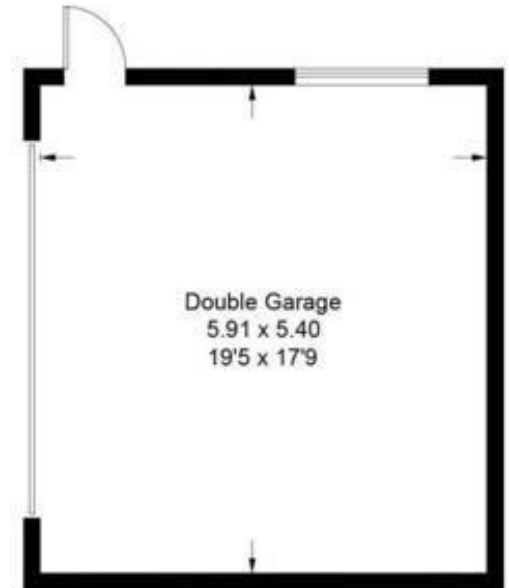
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area  
 Ground Floor = 67.2 sq m / 723 sq ft  
 First Floor = 48.0 sq m / 517 sq ft  
 Double Garage = 31.9 sq m / 343 sq ft  
 Total = 147.1 sq m / 1583 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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