

15A Bayley Road, Tangmere, Chichester, PO20 2ET

Guide price £194,000

EPC Rating: C Council Tax Band: B



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Light and airy first floor maisonette with private entrance, garden and parking in Tangmere. Offering flexible living space, ensuite bedroom and countryside views, all just a short distance from Chichester, Goodwood and the South Coast.

Tucked away in a peaceful position, this charming home offers a wonderful balance of space, natural light and versatility — ideal for those looking to step onto the property ladder, downsize with ease, or invest in a well-located village setting.

The moment you step through your own private front door, there is a real sense of independence and homely comfort. Stairs lead you up to the main living accommodation, where a bright and welcoming living room creates the perfect place to unwind, with generous proportions and a calm, airy feel throughout.

The kitchen is thoughtfully arranged in a galley style, offering plenty of worktop space and storage, along with room for all essential freestanding appliances. Whether it's a slow morning coffee or cooking for friends, the space is both practical and inviting. A separate dining room adds a lovely sense of flexibility — equally suited to hosting, working from home, or creating a second reception space — while an additional room on this level offers the perfect study or second bedroom.

Upstairs, the principal bedroom feels like a peaceful

retreat. With fitted wardrobes and an ensuite bathroom, it offers both comfort and convenience, while elevated views across open farmland bring a real sense of countryside living into everyday life.

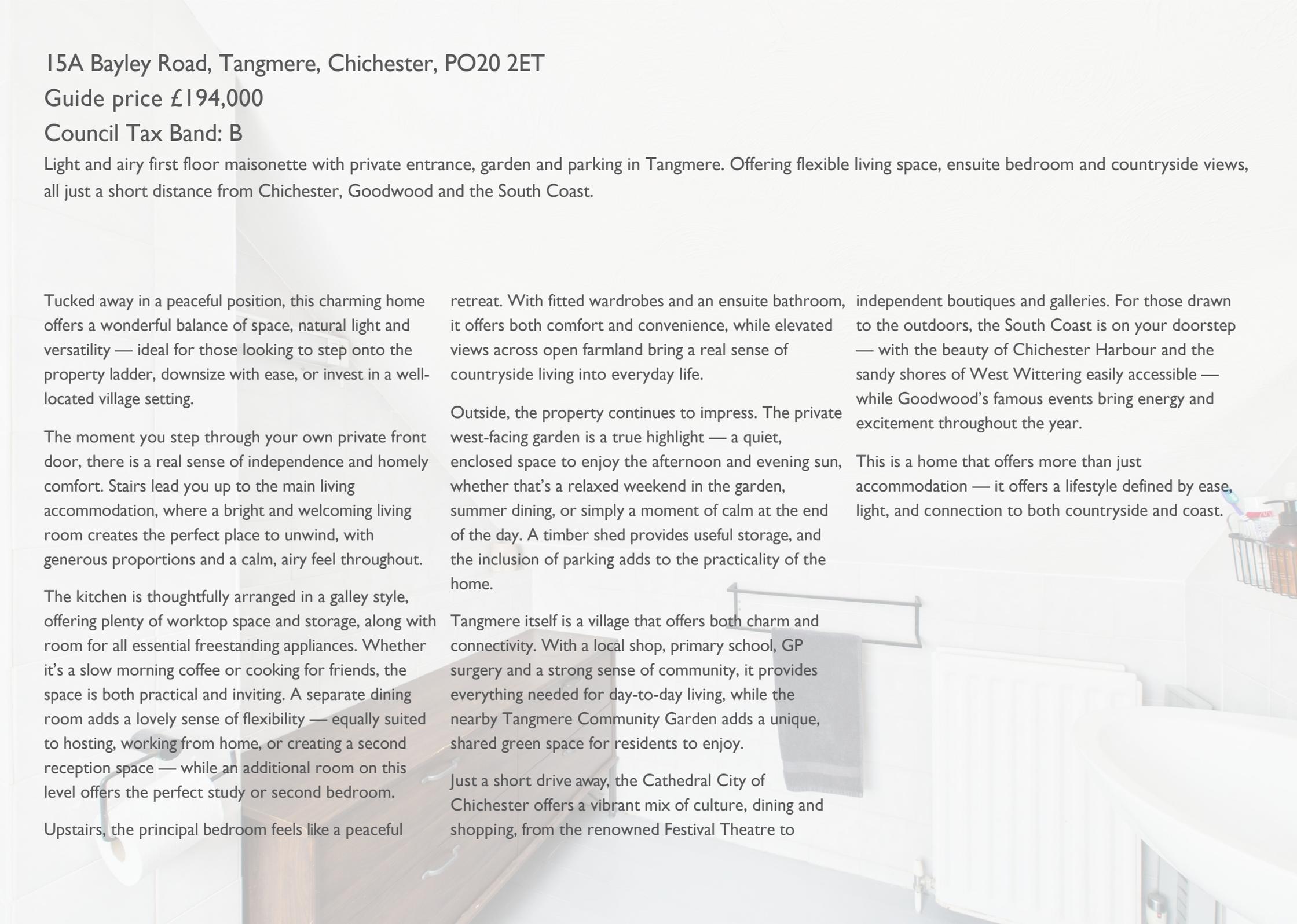
Outside, the property continues to impress. The private west-facing garden is a true highlight — a quiet, enclosed space to enjoy the afternoon and evening sun, whether that's a relaxed weekend in the garden, summer dining, or simply a moment of calm at the end of the day. A timber shed provides useful storage, and the inclusion of parking adds to the practicality of the home.

Tangmere itself is a village that offers both charm and connectivity. With a local shop, primary school, GP surgery and a strong sense of community, it provides everything needed for day-to-day living, while the nearby Tangmere Community Garden adds a unique, shared green space for residents to enjoy.

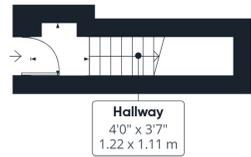
Just a short drive away, the Cathedral City of Chichester offers a vibrant mix of culture, dining and shopping, from the renowned Festival Theatre to

independent boutiques and galleries. For those drawn to the outdoors, the South Coast is on your doorstep — with the beauty of Chichester Harbour and the sandy shores of West Wittering easily accessible — while Goodwood's famous events bring energy and excitement throughout the year.

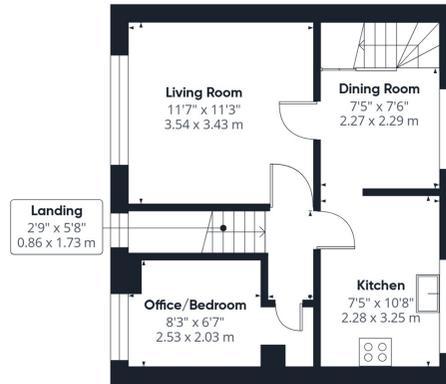
This is a home that offers more than just accommodation — it offers a lifestyle defined by ease, light, and connection to both countryside and coast.



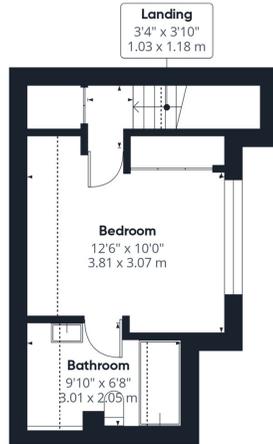




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

643 ft²
59.6 m²

Reduced headroom

47 ft²
4.4 m²

(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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	