



19 Deer Close | Chichester | PO19 8TJ

Guide Price £519,950

Freehold



**hancock**

Lettings & Estate Agents

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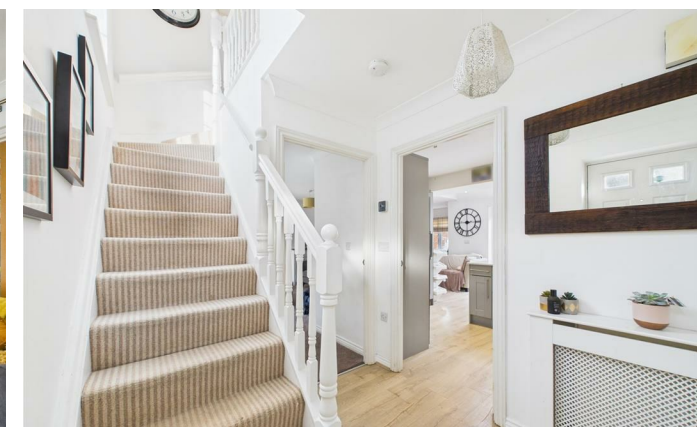
- Freehold
- Three Double Bedrooms
- Prime Location To City & Coast
- Garage
- Council Band D
- Extended Detached Home
- Private Rear Garden
- Ample Parking
- Spacious Open-plan kitchen/dining room
- Virtual Tour

An Extended Three-Bedroom Detached Home in Desirable Donnington, South of Chichester

This beautifully presented three-bedroom detached home has been thoughtfully extended to offer generous, flexible living space, perfectly suited to modern family life. Situated within a small, well-regarded development in the sought-after area of Donnington—just south of Chichester—the property combines space, style, and convenience in an excellent location.

The accommodation is arranged over two floors and has been carefully enhanced by the current owners to provide a superb balance of comfort and functionality.

On the ground floor, a welcoming entrance hall leads to a cloakroom and a light-filled sitting room with a front aspect. To the rear lies the true heart of the home: a



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substantial open-plan kitchen and dining area, featuring a central island, two skylights, and bi-folding doors that open seamlessly onto the rear garden. An adjoining family area extends this versatile space, ideal for relaxed living and entertaining.

Upstairs, the principal bedroom benefits from an en-suite shower room, while two further bedrooms each include built-in wardrobes. A contemporary family bathroom completes the first floor.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area—perfect for outdoor dining—and also features a garden office, ideal for home working. To the front, there is off-road parking for two vehicles and a 19'8" garage providing excellent storage or workshop potential.

Donnington is a highly desirable area offering a blend of village charm and easy access to Chichester city centre, local shops, schools, and the mainline railway station with services to London Victoria. The beautiful coastline, the Wittering beaches, and the South Downs National Park—including Goodwood—are all within easy reach, making this an exceptional home in a superb location.

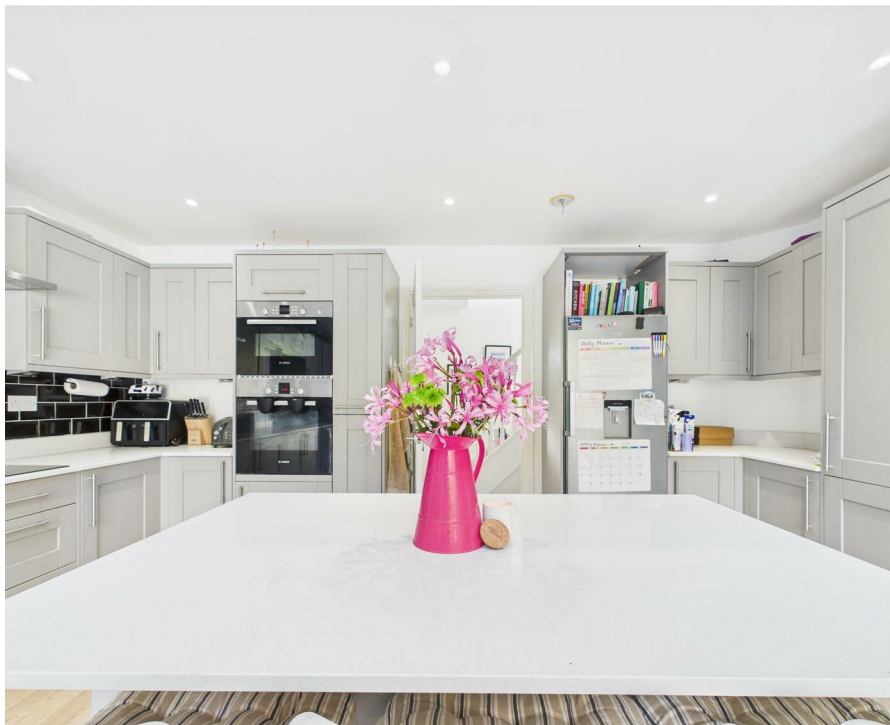
Additional Information :

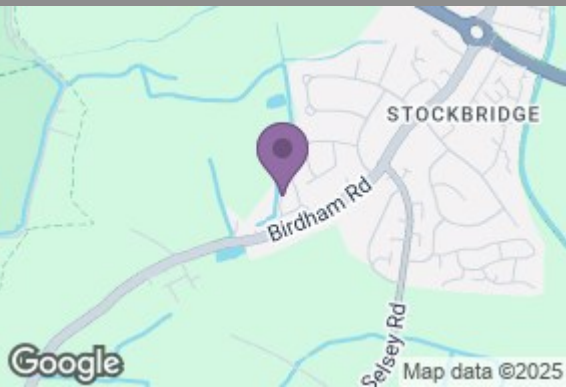
Tenure : Freehold

Broadband : Up To 1000mbps

Council Band : D

Mobile : EE, Three, O2, Vodafone





| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          | <b>77</b>                  | <b>86</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</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<br>2002/91/EC |  |

## Deer Close, Chichester, PO19

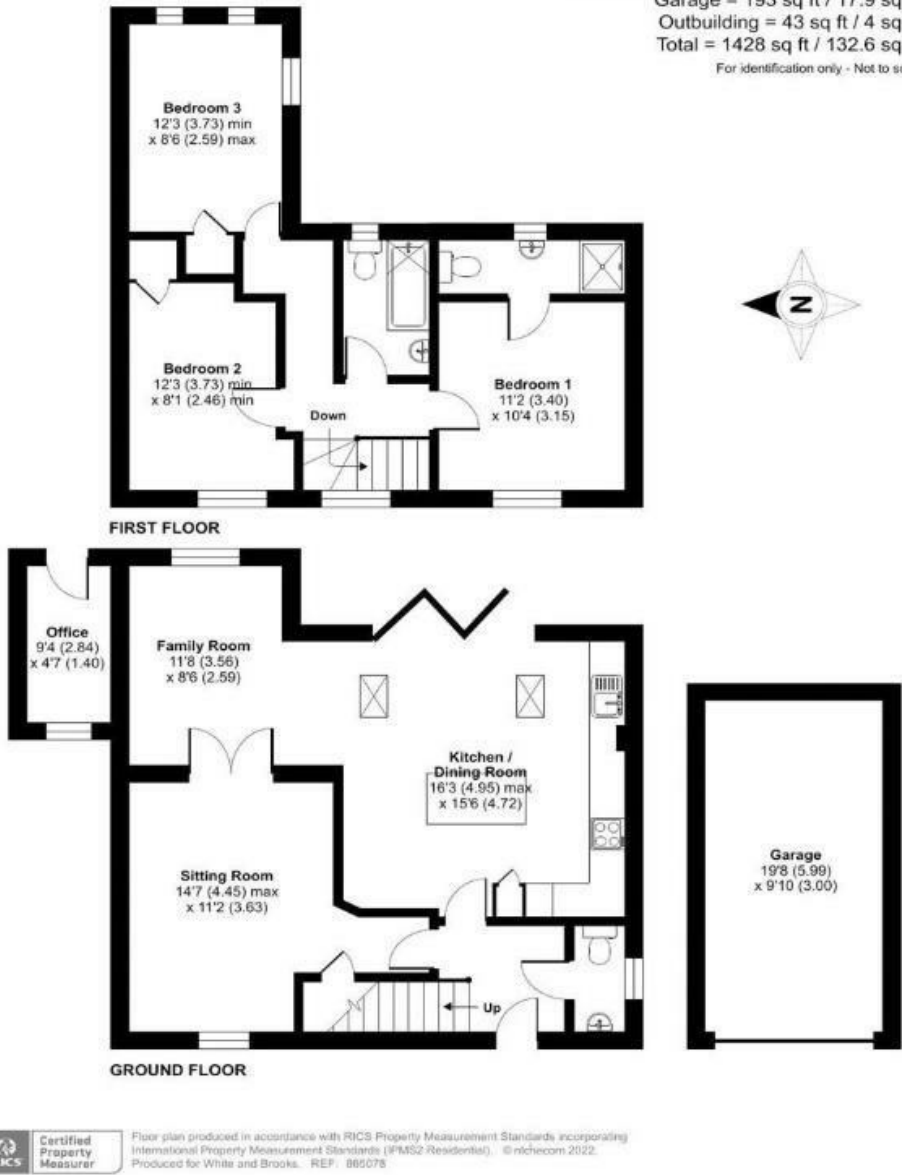
Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 193 sq ft / 17.9 sq m

Outbuilding = 43 sq ft / 4 sq m

Total = 1428 sq ft / 132.6 sq m

For identification only - Not to scale



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