



Deer Close, Chichester, West Sussex, PO19 8TJ ASKING PRICE OF £545,000

- Detached family home in the sought-after Donnington area.
- Spacious open-plan kitchen/dining room
- Three generously sized bedrooms
- Perfect balance of city, coast, and countryside living
- Additional family sitting area off the kitchen – ideal for entertaining.
- Prime location close to Chichester city centre
- Rear garden featuring patio, lawn, and a separate home office.
- Ample parking with driveway space for two cars



An extended three-bedroom detached home offering excellent space and versatility, set within a small development in the sought-after area of Donnington, just south of Chichester.

The property has been thoughtfully extended by the current owners and provides well-proportioned accommodation arranged over two floors, making it an ideal home for families or those looking for extra space.

On the ground floor, the entrance hall gives access to a cloakroom and a front aspect sitting room. To the rear, a substantial open-plan kitchen/dining room forms the heart of the home, with a central island, two sky lanterns and bi-folding doors opening onto the garden.

An additional family area adjoins this space, creating a flexible layout well suited to modern living and entertaining. Upstairs, the principal bedroom includes an en-suite shower room, while the two further bedrooms both benefit from built-in wardrobes.

A family bathroom completes the first floor. The enclosed rear garden is laid mainly to lawn with a patio area and also features a garden office. To the front, the property provides off-road parking for two cars and a 19'8" garage.



Donnington is a sought-after area located just south of Chichester, with local shops nearby and easy access to the city centre, schools, and mainline railway station with services to London Victoria. The coast, Wittering beaches, and the South Downs National Park - including Goodwood - are all within convenient reach.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM
14'7" × 11'2" (4.45 m × 3.63 m)

FAMILY ROOM
11'8" × 8'6" (3.56 m × 2.59 m)

KITCHEN DINING ROOM
16'3" max × 15'6" max (4.95 m × 4.72 m)

W/C

FIRST FLOOR

BEDROOM ONE
11'2" × 10'4" (3.40 m × 3.15 m)

BEDROOM TWO
12'3" min × 8'1" min (3.73 m × 2.46 m)

BEDROOM THREE
12'3" min × 8'6" max (3.73 m × 2.59 m)

OUTSIDE

GARAGE
19'8" × 9'10" (5.99 m × 3.00 m)

OFFICE
9'4" × 4'7" (2.84 m × 1.40 m)

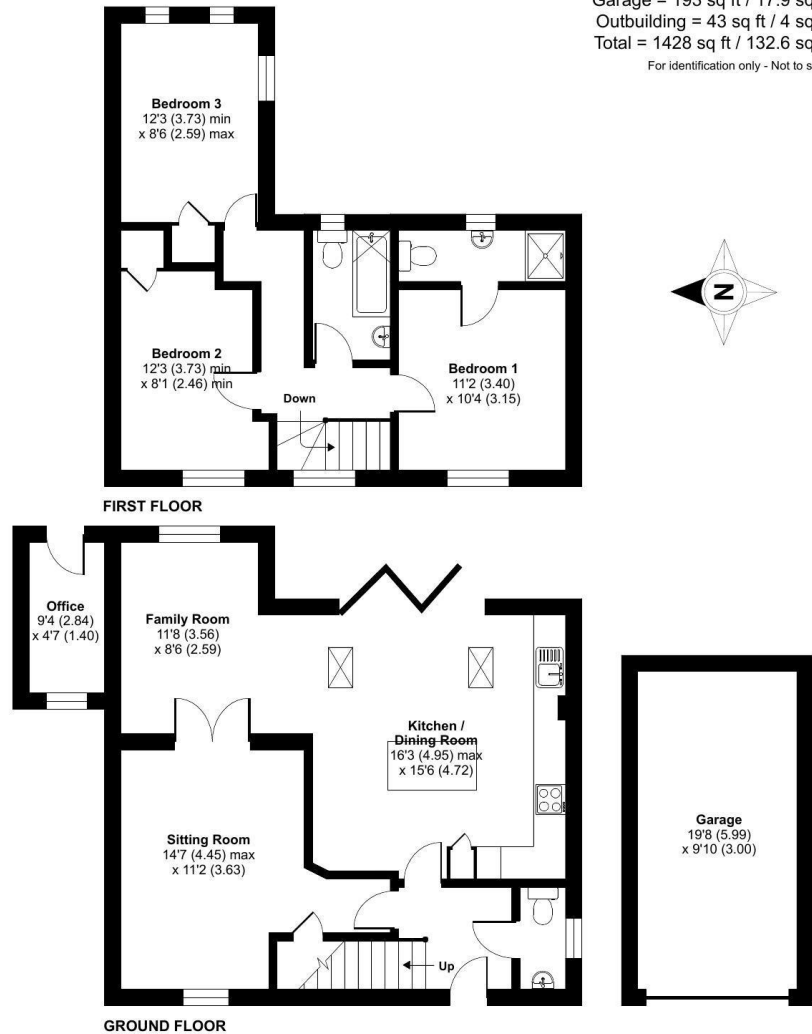
REAR GARDEN

DRIVEWAY

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for White and Brooks. REF: 865078

Picture this...

Coming home to the peace and privacy of Deer Close, just moments from Chichester's historic heart. Tucked away in a quiet setting, it's the perfect retreat after a busy day — whether that's shopping in the city, meeting friends at a café, or enjoying a night at the Festival Theatre.

Here, you're never far from the energy of the centre, yet always able to step back into calm and comfort. The best of city living and home tranquillity, all in one location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Old Boat House
 Bosham Lane
 Bosham
 PO18 8HS

www.soloestates.co.uk
 01243 624 637
 info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm
 Sat: 9am - 4pm



SOLOESTATES.CO.UK