



16 The Meadows, Donnington, Chichester - PO19 8TG

Guide Price £425,000 - FREEHOLD - NO ONWARD CHAIN



STRIDE & SON

## 16 The Meadows

Donnington, Chichester

A detached three-bedroom house with garage, conservatory and enclosed rear garden, set in a popular residential position within easy reach of Chichester city centre and local amenities.

- Attractive detached family home in a popular residential setting
- Three bedrooms, including a principal bedroom with en suite shower room
- Generous sitting / dining room opening through to the conservatory
- Bright conservatory overlooking the enclosed rear garden
- Practical kitchen / breakfast room with scope to update and personalise
- Family bathroom plus useful ground floor cloakroom / WC
- Enclosed rear garden with lawn, mature greenery and useful garden shed
- Garage, parking and a convenient position for Chichester city centre
- Approx. 85.6 sq m / 921 sq ft of internal accommodation
- Total approx. 103.4 sq m / 1,112 sq ft including garage





## Accommodation

16 The Meadows is a detached three-bedroom house offering well-proportioned accommodation arranged over two floors, with the additional benefit of a conservatory, enclosed rear garden, garage and parking. The property extends to approximately 85.6 sq m / 921 sq ft internally, with a garage providing a further 17.8 sq m / 191 sq ft.

The front door opens into an entrance hall with access to the principal ground floor rooms and a useful cloakroom / WC. The kitchen / breakfast room, measuring 3.56 x 2.29 m / 11'8 x 7'6, is positioned to the front of the house and is fitted with a range of wall and base units, work surfaces, tiled splashbacks and space for appliances.

To the rear, the sitting / dining room is a generous reception space measuring 4.78 x 4.44 m / 15'8 x 14'7. This is a well-sized room with space for both seating and dining areas, and double doors opening through to the conservatory. The conservatory, measuring 3.56 x 2.59 m / 11'8 x 8'6, provides a bright additional living space overlooking the rear garden, with doors leading directly outside.





On the first floor, bedroom one measures 3.38 x 3.33 m / 11'1 x 10'11 and benefits from fitted storage and an en suite shower room. The en suite is fitted with a shower enclosure, WC and wash basin.

Bedroom two, measuring 3.35 x 2.49 m / 11'0 x 8'2, is a further double room, while bedroom three measures 2.74 x 1.98 m / 9'0 x 6'6 and would work well as a single bedroom, nursery or home office.

The first floor is also served by a family bathroom, fitted with a bath with shower attachment, WC and wash basin.

Outside, the rear garden is enclosed and laid mainly to lawn, with mature trees and planting providing a pleasant green backdrop. There is a timber shed and space for seating, with the conservatory opening directly onto the garden. To the front, the property has an attractive approach with planted borders. A garage, measuring 5.97 x 3.00 m / 19'7 x 9'10, provides useful parking or storage, with additional parking nearby.



The property offers a practical layout and good scope for a buyer to update and personalise to their own taste, subject to any necessary consents.

The Meadows is located in the popular area of Donnington only about 1 mile south of Chichester city centre with Chichester Canal being within easy reach and providing an alternative route to walk or cycle into the city via the Canal Path.

The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, The South Downs National Park is within easy reach being only about 3.5 miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs.

The property is also conveniently located for local shops, bus services, and for access to the A27, which links with the A3(M) to the west providing a route north to the M25. Chichester train station, just outside the city centre, provides services along the coast to Portsmouth and Brighton, and to London Victoria.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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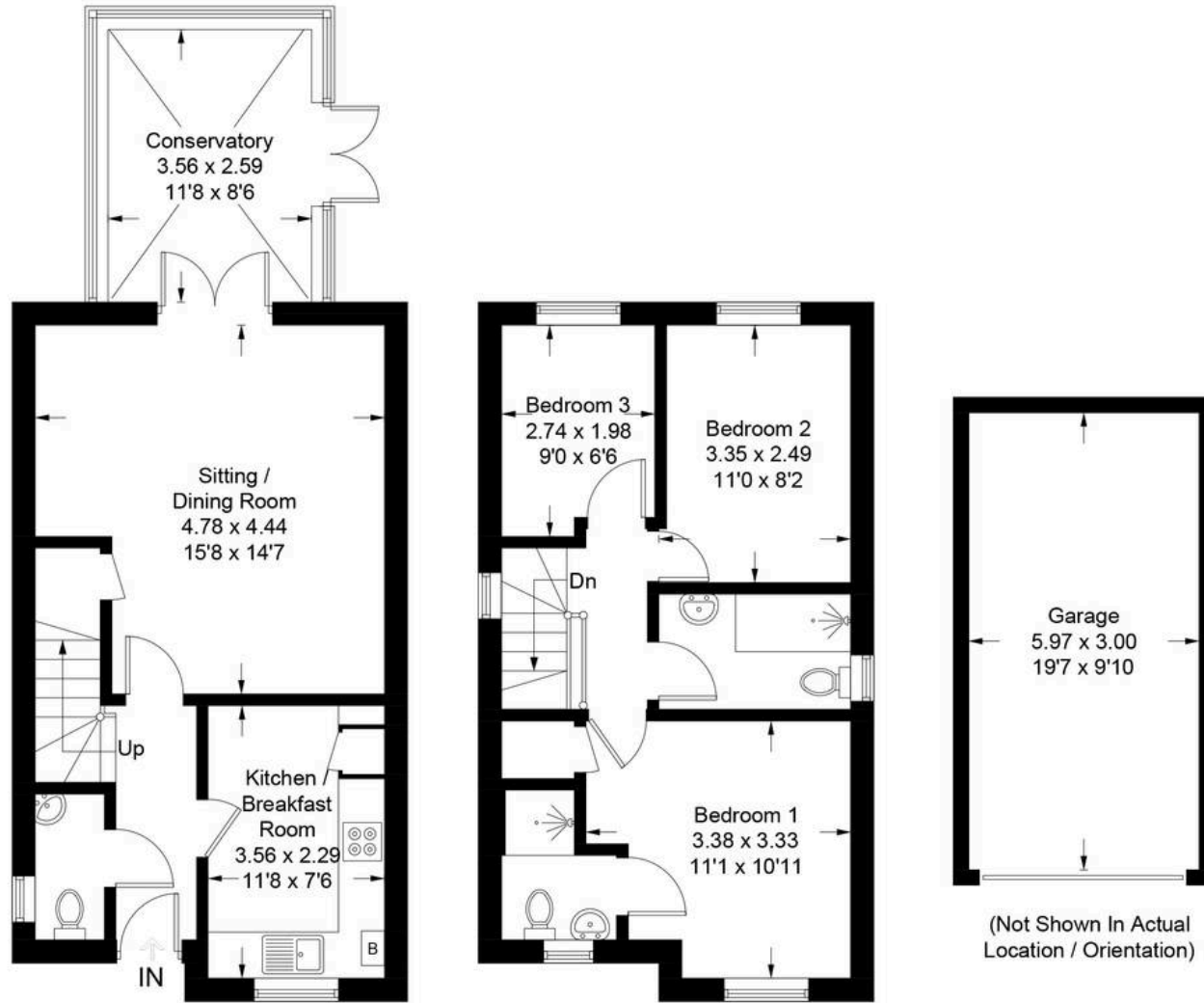
Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

Garage = 17.8 sq m / 191 sq ft

Total = 103.4 sq m / 1112 sq ft



Produced for Stride & Son Estate Agent.



Ground Floor

First Floor

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

Created by Emzo Marketing 2026. (ID1305946)



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