



8 The Meadows, Donnington - PO19 8TG

Guide Price £410,000



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8 The Meadows

Donnington, Chichester

****CHAIN-FREE**** A well presented 3-bedroom detached house with 2 bathrooms, conservatory, single garage, private driveway, and south-westerly rear garden just 1 mile south of Chichester City centre.

- ****CHAIN-FREE****
- Attractive detached house built Circa. 2005
- Spacious living room
- UPVC double glazed conservatory
- Kitchen/breakfast room
- 3 bedrooms, master with ensuite shower room
- Family bathroom
- Gas central heating, UPVC double glazing and solar panels
- Private driveway leading to a single garage
- Pleasant, enclosed, south-westerly rear garden







8 The Meadows

Donnington, Chichester

Built around 2005, this attractive modern home has been owned as an investment since 2013 and has been successfully let during that time. The property is now offered for sale chain-free and would suit both owner-occupiers and investors alike.

The accommodation is well balanced and arranged over two floors. On the ground floor, an entrance hall with cloakroom/WC leads through to a spacious sitting room with doors opening into a UPVC double glazed conservatory, providing an excellent additional reception space overlooking the rear garden. The kitchen/breakfast room is well proportioned and fitted with a range of units, offering fair space for everyday dining.

On the first floor, there are three bedrooms, including a principal bedroom with ensuite shower room, together with a modern family bathroom serving the remaining rooms.

Outside, the property benefits from an adjacent private driveway leading to a single garage. To the rear is a pleasant, enclosed south-westerly facing lawned garden with paved patio area, ideal for afternoon and evening sun.

Additional features include gas central heating, UPVC double glazing and solar panels.

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- Spacious living room
- UPVC double glazed conservatory
- Kitchen/breakfast room



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, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the well-known Qatar Festival. Services: All mains Tenure: Freehold Local Authority: Chichester District Council Council Tax Band: Band D EPC Rating: Band B what3words: [///whisker.tribune.approve](https://www.what3words.com/whisker.tribune.approve) 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. Also, to the south-west, about 7 miles, is the sandy beach at West Wittering and the National Trust's East Head sand dune spit at the stunning entrance to Chichester Harbour. 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: B





P Permit holders only
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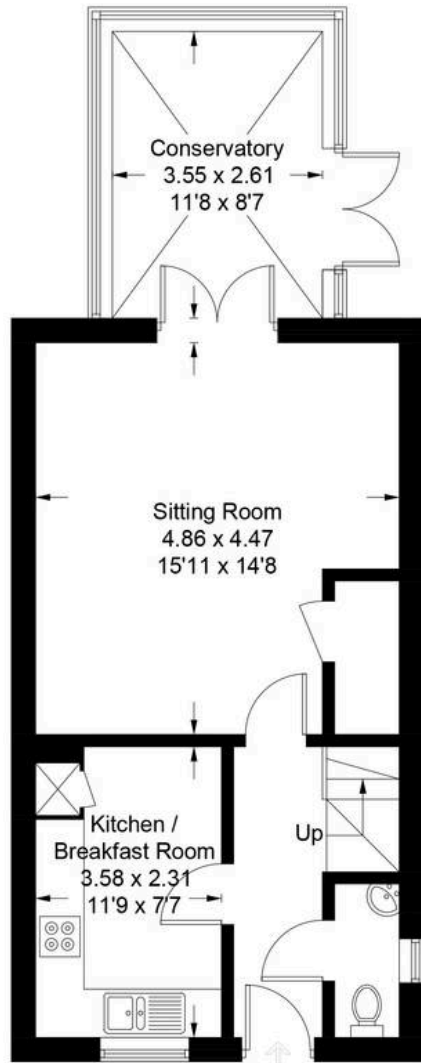
8, The Meadows, PO19 8TG

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft

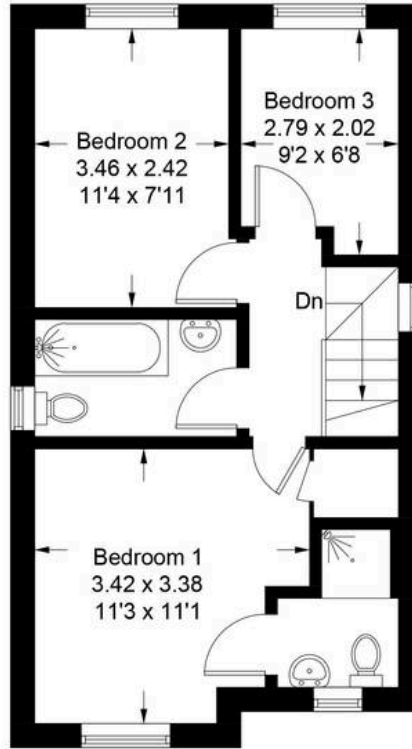
Garage = 15.9 sq m / 171 sq ft

Total = 102.6 sq m / 1104 sq ft

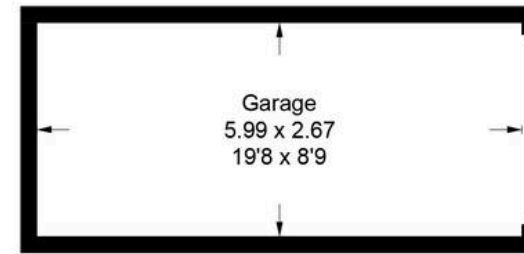
Produced for Stride & Son Estate Agent.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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