



12 St. George's Drive

Donnington



BRENNAN & CHATTERTON
ESTATES

Guide Price £312,000



12 St. George's Drive

12 St George's Drive is a well-presented three-bedroom end-of-terrace home, occupying a convenient position approximately one mile south of Chichester city centre and within easy reach of the mainline railway station.

The accommodation is well laid out throughout, with an entrance hall leading through to a spacious sitting/dining room overlooking the rear garden. The kitchen is fitted with a range of wall and base units and provides plenty of storage and worktop space. Upstairs, there are two good-sized double bedrooms, a third bedroom and a family bathroom. The bedrooms are all well presented, with the third bedroom easily suited to a nursery, study or guest room if required.

The property has been well maintained and improved by the current owners, with replacement windows installed in 2023, new external doors fitted in 2025 and a new Glow-worm gas central heating boiler installed in February 2026.

Outside, the property benefits from gardens to both the front and rear. The front garden is mainly laid to lawn with established flower and shrub borders, together with a paved seating area adjoining the house, providing a pleasant space to sit and enjoy the afternoon and evening sun. To the rear, a paved courtyard garden offers a low-maintenance outdoor space for dining and entertaining. Further benefits to the property include a garage located in a nearby block and parking to the rear via a long-standing neighbourly agreement.

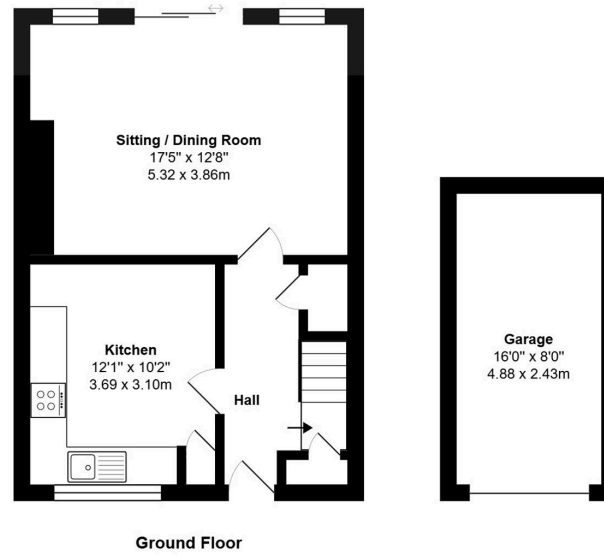
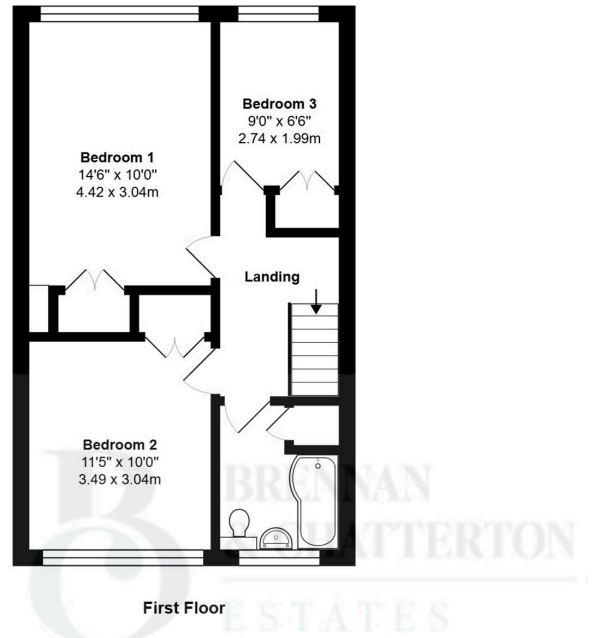
The property is conveniently positioned close to local amenities, schools and transport links, with Chichester city centre and the mainline railway station both within easy reach.

- Well-presented three-bedroom end-of-terrace home
- Close to schools, amenities and transport links
- Garage in nearby block
- Recently replaced windows and external doors









Total Area: 1043 ft² ... 96.9 m² (Includes Garage)

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