





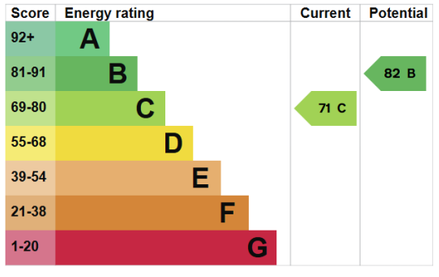






Book a Viewing

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1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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Asking Price
£318,000
Freehold

37 St Georges Drive, Chichester, PO19 8SS







http://www.clarkesestates.co.uk **01243 861344**



- End of terrace house
- 3 Bedrooms
- Good sized kitchen
- Close to City centre
- Garage





Accommodation

Entrance Hall - 4.3m x 2.96m (14'1" x 9'8")

Living Room - 5.2m x 3.75m (17'0" x 12'3")

Kitchen - 3.09m x 3.72m (10'1" x 12'2")

Bedroom 1 - 3.21m x 4.43m (10'6" x 14'6")

Bedroom 2 - 3.18m x 3.55m (10'5" x 11'7")

Bedroom 3 - 1.91m x 2.73m (6'3" x 8'11")

Bathroom - 1.9m x 2.63m (6'2" x 8'7")

What the agent says... "" Material Information:

Situated in the popular Donnington area of Chichester, this three-bedroom end of terrace house offers spacious and versatile accommodation, a garage and excellent potential for a wide range of buyers.

Ideally positioned within walking distance of Chichester city centre, residents can enjoy easy access to the city's excellent range of shops, bars, restaurants and cafés, together with the mainline railway station providing convenient connections to London and the surrounding area.

The ground floor features a reception room, a good-sized kitchen and a useful entrance hall/conservatory, providing additional living space and an attractive connection to the outside. To the rear, the property benefits from a garage, offering valuable storage and parking. Upstairs are three well-proportioned bedrooms – two with fitted storage and a family bathroom.

Whilst the property would benefit from some modernisation in certain areas, it presents an exciting opportunity for a purchaser to update and personalise the home to their own taste. Its combination of location, accommodation, outside space and garage gives it broad appeal, with plenty of scope to add value.

Council Tax: Chichester District Council Band D
Property Type: End of terrace house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 28/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	19 mbps	0.9 mbps	
Superfast	✓	79 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

