



12 St. Georges Drive, Chichester, PO19 8SX

Guide Price £335,000

 **Henry Adams**
estate agents

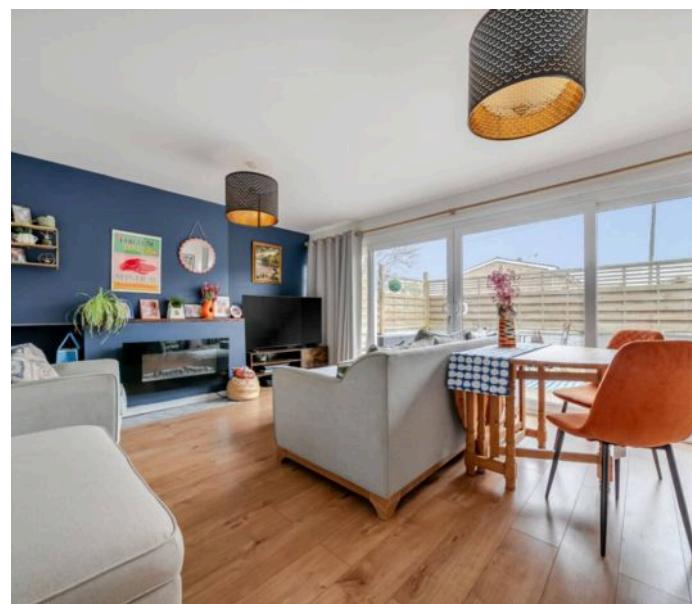
12 St. Georges Drive, Chichester

A bright spacious end of terraced house in popular location south of the city.

- End of terrace house
- New gas central heating boiler
- Recently replaced windows and external doors
- Bright spacious sitting room
- Modern kitchen and bathroom
- Two doubles and one single bedroom
- Private gardens front and rear
- Garage

A bright and well-presented three bedroom terraced house, situated in a popular location approximately one mile south of the city centre and an eighteen-minute walk from the mainline railway station (source: Google Maps).

The accommodation comprises an entrance hall leading to a light and spacious sitting room, featuring wide patio doors that open onto a private courtyard garden at the front of the property. The modern kitchen is fitted with high-gloss white fronted units, providing a clean and contemporary finish.





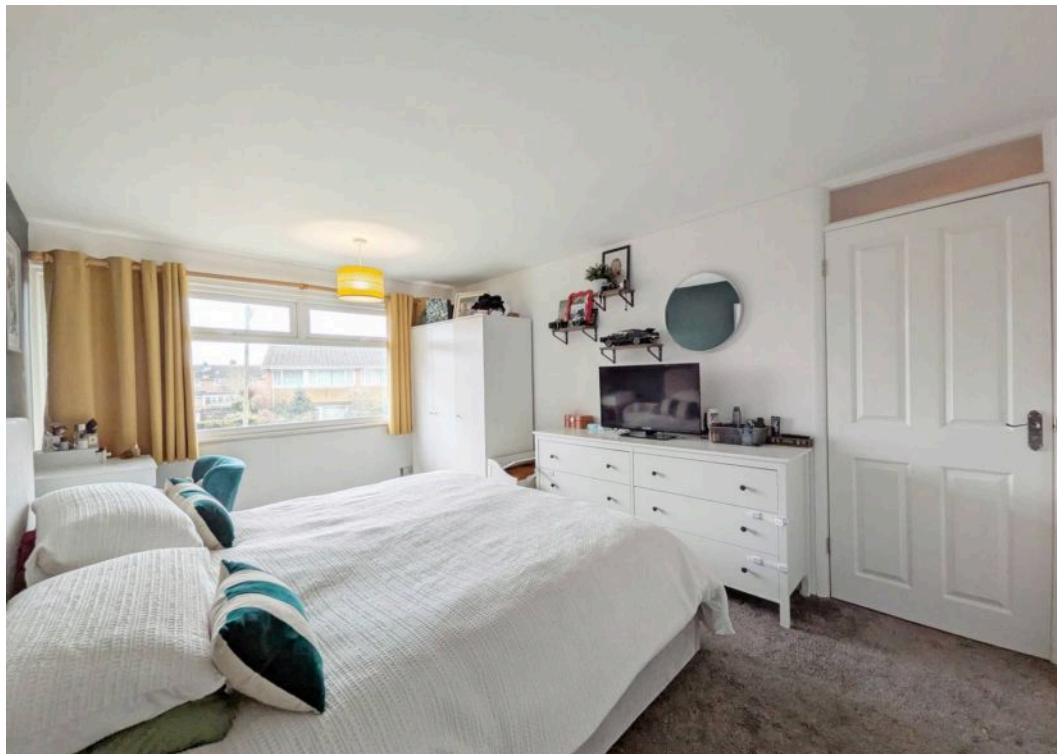
Upstairs there are two double bedrooms, one single bedroom and a modern family bathroom. All windows and external doors have been replaced since 2022, and a new Glow-worm gas central heating boiler was installed in February 2022.

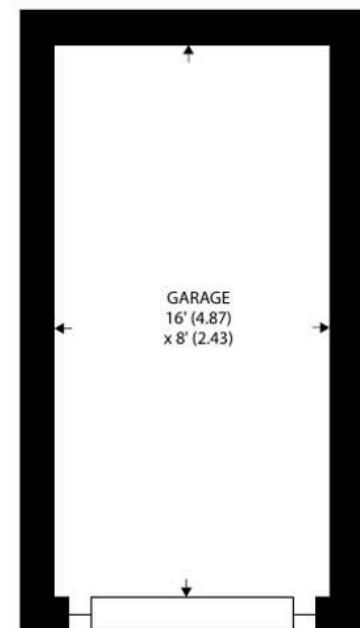
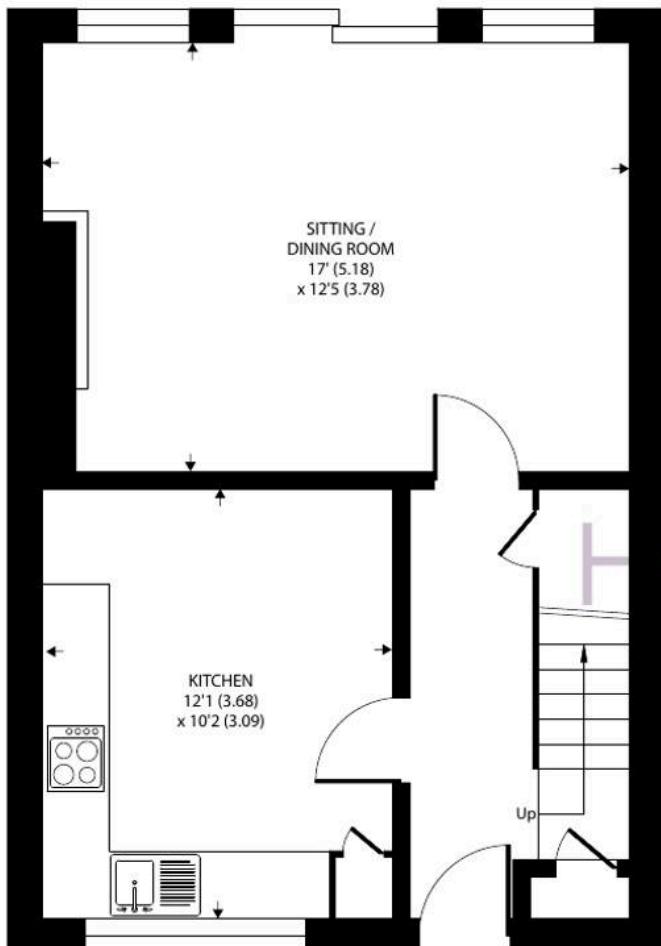
To the rear is an enclosed garden, mainly laid to lawn with an adjacent planted border. A garage is located in a nearby block, providing additional storage or parking.

Chichester District Council - 25/26 Tax Band D £2,288.36 EPC-C

Agents Note: In accordance with the provisions of the Estate Agent Act 1979 we confirm that the vendor is an employee of Henry Adams LLP.







12 St. Georges Drive, Chichester

Approximate Area = 918 sq ft / 85.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1045 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.
Produced for Henry Adams. REF: 1414969

Location - Donnington, with its parade of local shops, lies approximately one mile to the south of Chichester city centre. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions - From Chichester proceed south on the A286 Witterings Road. At the mini roundabout turn left into St George's Drive (B2201), take the third turning on the right into Turnpike Close and Number 12 is on the right. What3words - keen.vouch.upon

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at
henryadams.co.uk

