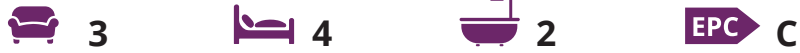




30 Selsey Road, Donnington

A bright spacious family house overlooking open countryside



- ▶ Significantly extended 1,498 sqft family house
- ▶ Three reception rooms
- ▶ En-suite principal bedroom with countryside view
- ▶ Off-road parking for three cars
- ▶ Attractive walk to the city along canal tow path
- ▶ Kitchen/breakfast room
- ▶ Three further bedrooms, two with a view
- ▶ Large secluded garden

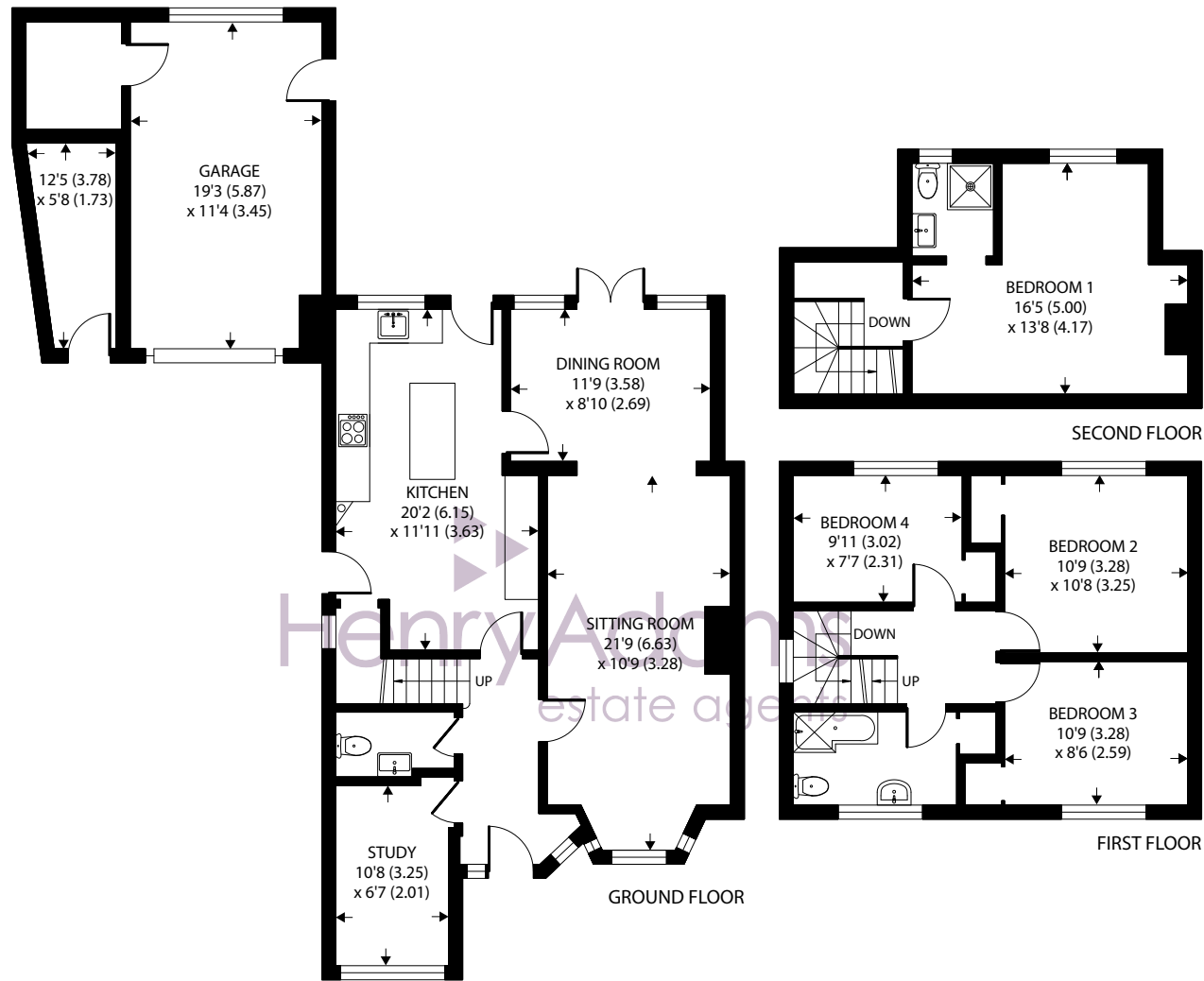
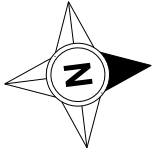
Situated in a mature non estate location on the edge of open countryside, this fabulous four bedroom semi-detached house is an ideal home for a growing family. Chichester city centre is just a mile to the north.

The light, spacious accommodation has been extended on the ground floor and into the roof space. The ground floor accommodation includes an open plan sitting room and dining room. There is an open fireplace in the sitting room and a wide archway takes you to the dining room which has double glazed French doors to the rear garden. The stylish modern kitchen/breakfast room is the hub of the house with abundant space, an extensive array of cupboards and a central work island/breakfast bar. Finally, there is a study and cloakroom. On the first floor you have three bedrooms and a family bathroom. Two of the bedrooms overlook the field behind. The principal bedroom and en-suite shower room are on the second floor with an uninterrupted countryside view.

There is parking for three cars on the driveway. The garage has been converted into a store room and utility room with two further stores on the side. Families and keen gardeners will both appreciate the space offered by the private rear garden which has a patio, child's play area and extensive lawn.

Chichester District Council - 23/24 Tax Band E £2,543.21





Approximate Area = 1496 sq ft / 139 sq m

Garage = 258 sq ft / 24 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1809 sq ft / 168.1 sq m

For identification only - Not to scale



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.

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 windsurfing 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) and then take the second turning on the right into Selsey Road. Number 30 is one of the last houses on the right.

what3words.com/river.stamp.modern

View to the rear

