



# 7 Tramway Close

Donnington, West Sussex



## A five-bedroom detached property with contemporary styling and fittings, in a private and quiet estate

A well-appointed detached modern 5 bedroom family home, set in a desirable plot within a mile of Chichester city centre, yet backing onto beautiful open countryside. The property is set on a peaceful residential close and features light, airy and comfortable accommodation, while outside there are sunny south-facing gardens.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE AND PARKING**



**GARDENS**



**FREEHOLD**



**CITY SUBURB**



**1,563 SQ FT**



**GUIDE PRICE  
£865,000**



### The property

The property has been recently renovated to a high standard throughout and offers light and airy accommodation with a neutral colour palette and contemporary fittings, particularly within the ground floor living and entertaining spaces. Reception rooms include a well-proportioned sitting room and, to the rear, a sleek modern open-plan kitchen and dining room with bi-fold doors opening onto the patio and south facing garden. A contemporary utility room houses further appliances. Upstairs are five bedrooms, four of which are doubles and two en suite. A family bathroom completes the accommodation.

### Outside

At the front of the house is parking for several vehicles and access to the integrated single garage. There is an area of lawn to the front, while the south-facing rear garden benefits from plenty of sunlight throughout the day and features a spacious sun-trap patio ideal for al fresco dining, a level lawn, and borders enclosed by high feather-edge timber fencing, and open clear views over farmland to the rear.

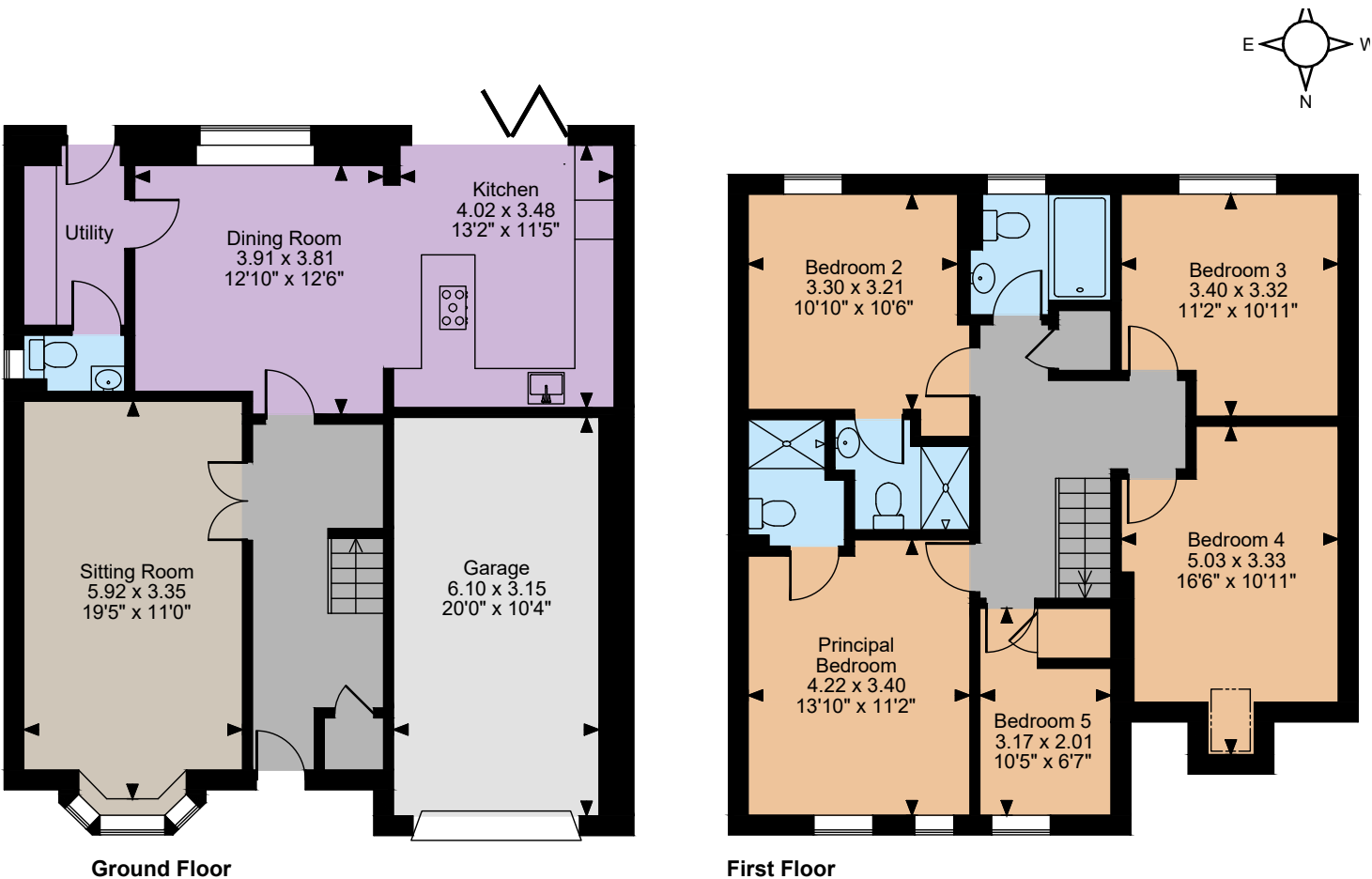
### Location

The property is situated in the popular area of Donnington only about 1 mile south of Chichester city centre with Chichester canal basin, train station and town centre easily accessible. Chichester Canal provides an alternative route to walk or cycle into the city via the peaceful Canal Path. It is within easy reach of the many amenities at Chichester including the Racquets & Fitness Club and the renowned Festival Theatre. Sailing and watersports are easily accessible via Chichester Marina and the Crown and Anchor pub at Dell Quay is nearby. West Wittering beach can be accessed via the Salterns Way, along the harbour shoreline and further along the coast is Bracklesham Bay. Goodwood, to the northeast of Chichester, offers a horse racing calendar and annual events for motoring enthusiasts and the Centurion Way foot and cycle path to the west of Chichester provides access northwards to the South Downs National Park. Excellent schools are available in both the state and independent sector. The mainline station provides services along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant.









The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655420/SS



## Floorplans

Main House internal area 1,563 sq ft (145 sq m)

Garage internal area 213 sq ft (19 sq m)

Total internal area 1,776 sq ft (165 sq m)

For identification purposes only.

## Directions

PO19 8GN

what3words: ///submit.clots.spoon - brings you to the driveway

## General

Local Authority: Chichester District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Tenure: Freehold

Estate Management Resident Charge of £350 pa

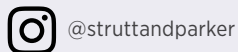
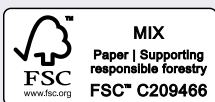
## Chichester

31 North Street, Chichester, PO19 1LY

**01243 832600**

chichester@struttandparker.com  
struttandparker.com

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 29th April 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

