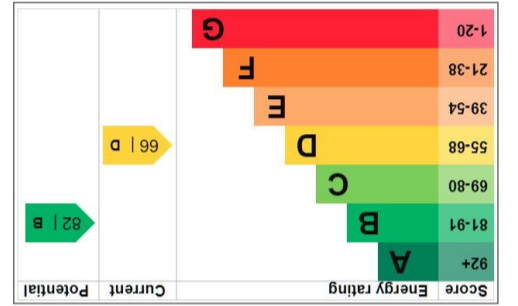
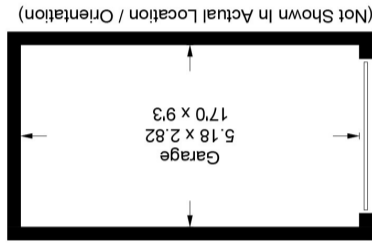
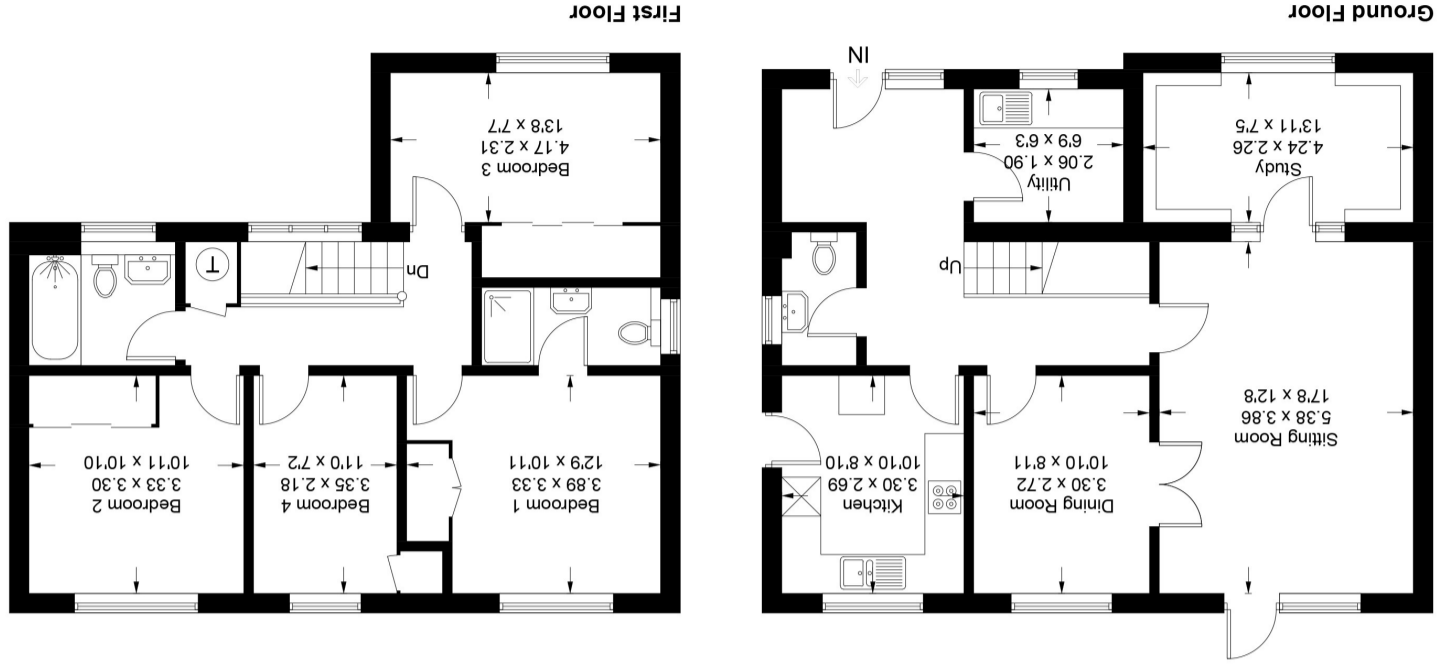


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2021. (ID801789)



65 Maplehurst Road, PO19 6RP
 Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft
 Garage = 5.18 x 2.82 m / 157 sq ft
 Total = 154.4 sq m / 1662 sq ft
 Produced for Stride & Son Estate Agent.

DIRECTIONS:
 From the Northgate roundabout at the top end of North Street travel north along the A286 Broyle Road, which then becomes Lavant Road, and after about 1 mile turn right into The Avenue. Continue to the end of this road and at the crossroads proceed straight ahead into Fordwater Lane. At the T-junction turn left into Fordwater Road and after a short distance turn right into Ferndale Road. Continue to the end of the road and at the junction turn right into Maplehurst Road and then after a short distance take the next turning on the left where Number 65 will be found on the left-hand side.
 Please Note: Neither the heating system nor the services have been checked by the Agents.

STRIDE & SON

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Maplehurst Road, Chichester

65 Maplehurst Road, Chichester, PO19 6RP.

Situated in the highly sought-after residential suburb of Summersdale only about 1 ½ miles to the north of Chichester City centre and a similar distance from the South Downs National Park, 65 Maplehurst Road is a **spacious detached family house**. Set in a quieter cul-de-sac position off the main part of Maplehurst Road, the property offers well presented and nicely balanced accommodation. Features to note include a welcoming entrance lobby and hall with cloakroom, a large sitting room, separate dining room, study, kitchen/breakfast room and a utility room. On the first floor, there are **4 bedrooms**, a family bathroom and ensuite shower room to the principal bedroom. Offered for sale with the advantage of **no forward chain**, the property also benefits from gas central heating, UPVC double glazing, a **single garage with further off-street parking and a pleasant enclosed rear garden**.

The property is located within easy reach of Summersdale's two convenience stores, one with Post Office services, a doctors surgery and regular bus services to the City Centre and to Midhurst. Also nearby is Oaklands Park and the renowned Festival Theatre. Chichester's central railway station provides services to London Victoria and along the coast to Portsmouth and Brighton.

UPVC double glazed front door with outside light to side opening to:

ENTRANCE LOBBY: Tiled floor. Radiator. Doors to:

UTILITY ROOM: 6'9 x 6'3. Laminated worksurface with inset single drainer stainless steel sink unit with mixer tap. Wall mounted cupboards. Space and plumbing for washing machine and tumble dryer. Tiled splashback. Tiled floor. UPVC double glazed window.

From entrance lobby, archway to:

ENTRANCE HALL: Understairs recess with concealed gas and electricity meters and fuse box. Radiator. Door to:

CLOAKROOM: Low level W.C. Wash hand basin with cupboard under. Fitted mirror fronted wall cupboard. Water softener. Tiled floor. Radiator. UPVC double glazed window.

SITTING ROOM: 17'8 x 12'8. Wood effect flooring. Radiator. UPVC double glazed door with matching side panel to rear garden. Glazed door to:

STUDY: 13'11 x 7'5. Extensive range of fitted bookshelves. Radiator. UPVC double glazed window.

DINING ROOM: 10'10 x 8'11. Wood effect flooring. Radiator. UPVC double glazed window. Door to entrance hall.

From entrance hall, door to:

KITCHEN/BREAKFAST ROOM: 10'10 x 8'10. Fitted kitchen comprising laminated worksurfaces with drawers and cupboards under. Range of matching wall mounted cupboards. Inset single drainer one and a half bowl sink unit with mixer tap. Fitted New World electric double oven and grill. Inset Neff four-ring gas hob with fitted Neff extractor over. Space for fridge/freezer. Small, fitted breakfast bar. Cupboard housing Potterton gas fired boiler. Tiled splashbacks. Wood effect flooring. Radiator. UPVC double glazed window. UPVC double glazed door to side of property.

From entrance hall, stairs to:

1ST FLOOR LANDING: Airing cupboard housing hot water cylinder with fitted immersion. Radiator. UPVC double glazed window. Doors to:

BEDROOM 1: 12'9 x 10'11. Built in wardrobe. Radiator. UPVC double glazed window. Door to:

EN-SUITE SHOWER/WC: Tiled shower cubicle with sliding door and thermostat control. Low level W.C. Wash hand basin. Wall mounted mirror fronted medicine cabinet. Wood effect flooring. Radiator. UPVC double glazed window.

BEDROOM 2: 10'11 x 10'10. Built in wardrobe with mirror fronted sliding doors. Radiator. UPVC double glazed window.

BEDROOM 3: 13'8 x 7'7. Large recessed storage cupboard with sliding doors. Radiator. UPVC double glazed window.

BEDROOM 4: 11' x 7'2. Recessed wardrobe. Radiator. Access hatch to loft space. UPVC double glazed window.

BATHROOM/WC: Fitted panelled bath with mixer tap and shower spray attachment. Low level W.C. Pedestal wash hand basin. Wall mounted mirror fronted medicine cabinet. Tiled walls. Radiator. UPVC double glazed window.

SERVICES: All main.

EXTERIOR: To the front of the property there is a garden area mainly laid to lawn with flower and shrub beds. Paved path to the front door and a driveway to the side of the house providing off-road parking leading to a **single garage 17' x 9'3** with electrically operated up and over door and a personal gate to the rear of the property. The rear garden is mainly laid to lawn with mature shrub beds and a paved terrace with retaining brick wall and water tap adjacent to the back of the house. The rear garden is also nicely enclosed by timber fencing.

PRICE GUIDE: £600,000 FREEHOLD

