



Rushy Mead, Minerva Heights, Chichester, West Sussex, PO19 3FW

GUIDE PRICE OF £600,000 - £625,000

- An Impressive Four Bedroom Double Fronted Family Home
- Modern Open Plan Kitchen Diner
- Separate Utility Room
- Prime Chichester Location

- Driveway & Garage
- Enclosed Private Rear Garden
- Excellent Local Schools Nearby
- Highly Sought After Minerva Heights Development



Welcome to this stunning two-storey, four-bedroom detached house situated in the prestigious Minerva Heights development. Originally purchased new from the esteemed Miller Homes, this property exudes modern elegance and boasts exceptional curb appeal. Positioned in a highly sought-after area within the development, this double-fronted home features a charming covered porch that invites you into its welcoming embrace.

As you step through the front door, you are greeted by a spacious entrance hallway that sets the tone for the rest of the house. To your right, you'll find the impressive open-plan kitchen diner, a true heart of the home. This bright and airy space offers ample room for family gatherings and entertaining, with doors that lead directly out to the well maintained garden. The kitchen is complemented by a convenient utility room, which also provides access to the garden and side of the house.

To the left of the entrance hallway, a cosy lounge awaits, perfect for relaxing evenings. Adjacent to the lounge, a separate study or home office provides a quiet space for work or personal projects. The ground floor also features a practical W/C for added convenience.

Ascending the kite wind staircase from the entrance hallway, you arrive at a well-appointed landing that connects four generously sized bedrooms. Three of these bedrooms comfortably accommodate double beds and wardrobes, while the fourth bedroom is ideal for a single bed or could serve as a delightful nursery. The main bedroom boasts an en suite shower room, providing a private retreat within the home. Additionally, a family bathroom with both a bath and shower is conveniently located between the third and fourth bedrooms, catering to the needs of a busy household.

The entire house is finished to a high standard, showcasing contemporary design and an excellent EPC rating, ensuring energy efficiency and comfort throughout.

Outside, the sunny rear garden is a true highlight, featuring a lawn and a patio area perfect for summer barbecues and relaxing in the sun. The garden also offers access to a large garage, providing ample storage space and additional parking options. A driveway in front of the garage further enhances the practicality and appeal of this wonderful home.

Situated within walking distance to Chichester, this property benefits from easy access to a vibrant array of local shops, amenities, and a well-connected train station offering direct routes to London. For those who prefer to drive, the A27 is conveniently close, providing straightforward routes to London or Gatwick Airport.

Don't miss the opportunity to own this exceptional property in the desirable Minerva Heights development. With its modern features, prime location, and beautiful surroundings, this home truly offers a lifestyle of comfort and elegance.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
13' 10" × 14' 3" (4.22m × 4.35m)

KITCHEN/DINER
22' 11" × 11' 11" (6.98m × 3.64m)

STUDY
8' 7" × 7' 5" (2.63m × 2.27m)

UTILITY ROOM
6' 11" × 6' 1" (2.10m × 1.86m)

W/C

FIRST FLOOR

LANDING

BEDROOM ONE
12' 6" × 12' 0" (3.80m × 3.66m)

EN SUITE
6' 11" × 6' 1" (2.11m × 1.85m)

BEDROOM TWO
11' 6" × 10' 11" (3.51m × 3.33m)

BEDROOM THREE
11' 10" × 10' 1" (3.62m × 3.06m)

BEDROOM FOUR
11' 07" × 8' 0" (3.54m × 2.43m)

OUTSIDE

BACK GARDEN

DRIVEWAY

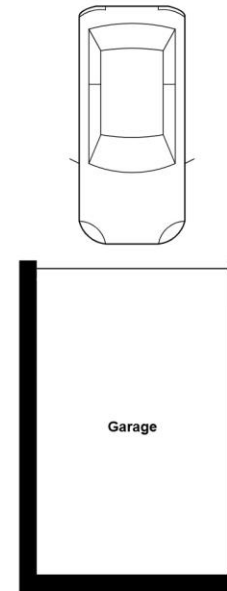
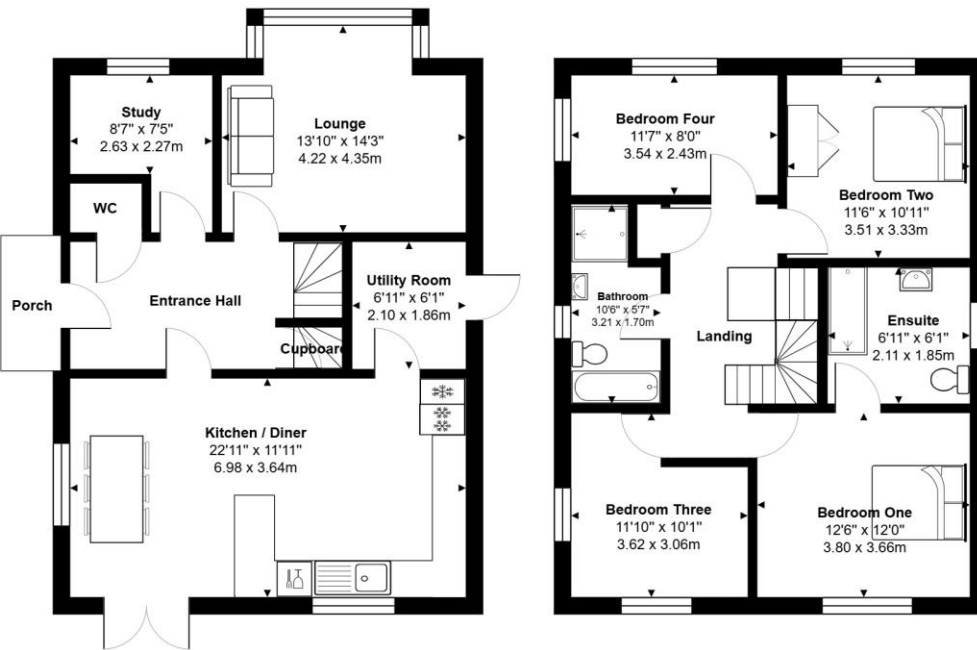
GARAGE



Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun... could there be a better way to switch off?

Why not take a short walk into the heart of Chichester and really soak up the picturesque views and historic surroundings the city has to offer? Explore the wide range of pubs, restaurants, and coffee shops available. Chichester really is known for its charming, vibrant lifestyle.



Total Area: 1456 ft² ... 135.3 m²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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